



Rock Estates



Tye Cottage Charles Tye
Ringshall, Stowmarket, IP14 2HU
Guide price £325,000



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Tye Cottage Charles Tye

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- Rural Location
- Field Views
- Kitchen With Integrated Appliances
- Four Bedrooms
- Integral Garage
- Semi-Detached Cottage
- Living Room With Log Burner
- Ground Floor Bathroom & First Floor W.C. & Ensuite
- Balcony To Bedroom One
- Off Road Parking

Tye Cottage is a beautifully renovated and extended semi-detached cottage nestled in a peaceful rural setting, enjoying views of the Suffolk Countryside.

Believed to have originated in the late 1800s, the cottage has evolved over time, with a rear extension added in the 1970s and further works completed in 2013 as part of a comprehensive renovation project.

The cottage offers well-appointed accommodation with a spacious living room with 8Kw log burner, opening to the kitchen with integrated appliances such as Neff eye level oven, integrated microwave and electric hob. The ground floor is completed with a large bathroom comprising of a three piece suite. To the first floor there are four sizeable bedrooms including a separate W.C. The main bedroom benefits from field views with a small balcony, and also benefits from an ensuite shower room.

Situated in the rear garden is a converted garage that has been split into two different spaces. With the larger area currently used as an office space it could be turned into a treatment room or salon allowing you to enjoy the countryside whilst working from the comfort of your home. The private rear garden is fully enclosed with wooden fencing and has been landscaped with a large gravel area perfect for alfresco dining or entertaining, whilst a further laid to lawn area is situated behind the converted garage.

This sizeable cottage is the perfect blend of period charm with modern comfort. With easy access to the town of Stowmarket or Needham Market the property offers easy access to local amenities and services.





Front

To the front of the property there is a large shingle area providing off road parking for multiple vehicles, enclosed with a low brick wall.

Entrance Porch

8'0" x 2'7" (2.45 x 0.80)

Hall

Stairs to first floor. Door to:

Living Room

16'0" x 11'9" (4.9 x 3.6)

Double glazed window to front. Fireplace housing 8Kw log burner. Under stairs cupboard. Door to:

Kitchen

12'10" x 7'8" (3.92 x 2.35)

Double glazed window to rear. Range of wall and floor mounted units and drawers. Granite worktop. Inset sink with mixer tap over. Electric hob. Integrated Neff double oven and microwave. Part tiled walls. Tiled floor. Airing cupboard. Doors to:

Bathroom

Double glazed window to rear. Bath with shower over. Low level W.C. Pedestal hand wash basin. Part tiled walls. Chrome heated towel rail.

Landing

Double glazed window to rear. Doors to:

Bedroom One

11'2" x 8'7" (3.41 x 2.62)

Double glazed window to front. Double glazed doors opening to a small balcony area. Door to:

Ensuite

Low level W.C. Pedestal hand wash basin. Shower cubicle. Extractor fan. Part tiled walls.

Bedroom Two

11'10" x 8'8" (3.61 x 2.65)

Double glazed window to front.

Bedroom Three

11'9" x 7'8" (3.6 x 2.35)

Double glazed window to rear.

Bedroom Four

11'9" x 5'6" (3.6 x 1.7)

Double glazed window to front. Cupboard over stairs.

Rear Garden

The rear garden has been set out into two areas, with a shingle area perfect for al fresco dining and entertaining and a further laid to lawn area behind the outbuilding. The garden is fully enclosed with wooden fencing with a side gate providing access to the front of the property. The property benefits from a range of mature plants and trees, and field views to the sides and rear.

Outbuilding

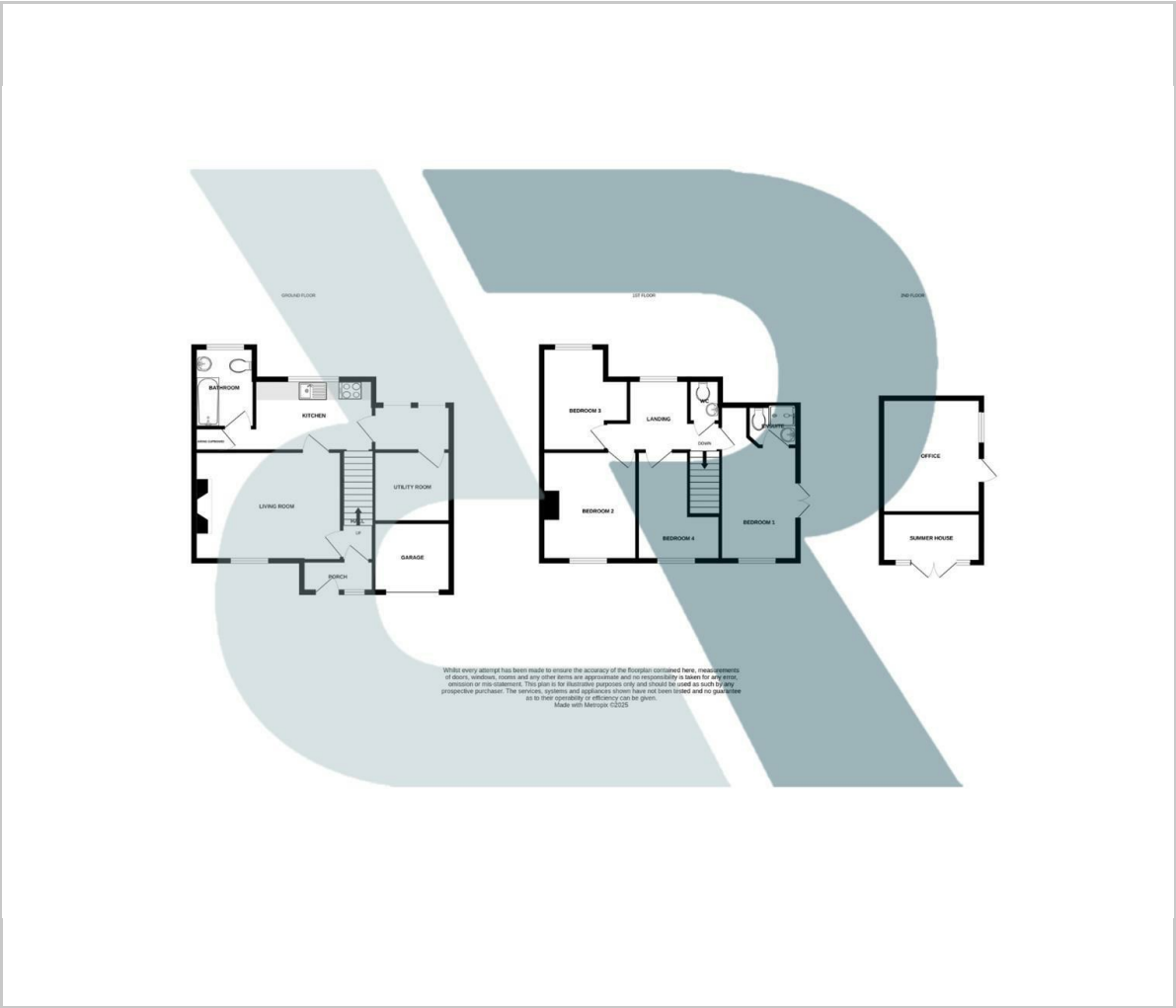
Split into two parts, with a summer house style seating area to the front and a separate space to the rear currently used as a home office.

Agents Note

Please note the property has fittings in place for electric heaters but no electric heaters are currently installed at the property, and the current vendors use the log burner in the living room as their main source of heating.



Floor Plan



Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

