



Rock Estates

Cloudberry Cottage High Street  
Coddenham, IP6 9PN

Guide price £250,000



## Cloudberry Cottage High Street

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This exquisite Suffolk cottage represents a rare opportunity to acquire a home of exceptional charm and timeless character.

Painted in the classic Suffolk pink and crowned by a well maintained thatched roof, the property's façade is further enhanced by hand-painted timber windows in Tuscan Artichoke, creating an elegant and welcoming first impression. A pretty porch combines character and practicality offering the perfect space to hang coats and kick off boots after exploring the Suffolk countryside.

Inside, the accommodation is thoughtfully arranged to combine period integrity with modern comfort. The sitting room is a delightful retreat, with exposed beams, original wooden floorboards, and a fireplace housing a working stove – a perfect setting for cosy evenings. At the heart of the cottage lies the kitchen, fitted with hand-painted cabinetry, granite work surfaces, and tiled splash backs, complemented by painted beams that lift the space with along with the dual aspect windows offering a substantial amount of natural light.

The ground-floor bathroom is finished to a high standard, complete with a freestanding roll-top bath and a combination of wall tiling and traditional tongue-and-groove panelling. On the first floor, the principal bedroom is spacious and characterful, with painted floorboards, beams, and excellent storage. A second bedroom, currently incorporating bespoke furniture, offers versatility as a study, guest room, or dressing room.

Externally, a charming patio to the front offers a private suntrap, perfect for leisurely breakfasts or dining alfresco. Ideally positioned in the heart of Suffolk, the cottage enjoys easy access to beautiful countryside walks, historic villages, and excellent transport connections, making it a home that seamlessly combines lifestyle, heritage, and convenience.





## Coddenham Village

The mid-Suffolk village of Coddenham is a place of exceptional historic depth and enduring charm. Its roots trace back to the Roman occupation of Britain, when it was the largest settlement in Suffolk. A Roman road once ran directly through the village, linking Colchester – then Camulodunum – with Caistor St Edmund, known as Venta Icenorum, in Norfolk. Just a short distance away at Baylham House, two Roman forts stood guard over the settlement of Combretoevium, highlighting the strategic importance of the area.

In later centuries Coddenham became a Saxon fort and a bustling centre of trade. From the 14th to the 17th centuries Suffolk flourished as one of England's leading cloth-weaving counties, and Coddenham, with its handsome timber-framed houses, was very much part of this golden age. Today, the village remains a treasure trove of architectural heritage, with a main street lined by fine 15th and 16th-century buildings. The Church of St Mary, with its medieval nave, chancel, aisles and distinctive north-west tower, stands as a proud reminder of this rich history.

Alongside its heritage, Coddenham offers the attractions of a vibrant rural community. The village enjoys a well-regarded community shop and café, a sports field, and a thriving local network of clubs and activities. Surrounded by beautiful Suffolk countryside, it is ideal for walking, cycling and exploring. Despite its tranquillity, the village is well placed for modern life, with excellent road links via the A14 and easy access to Ipswich and Stowmarket, both providing mainline rail services to London.

Coddenham is therefore a village that not only tells the story of England's past, but also offers an appealing and practical lifestyle in the present – a rare blend of heritage, community and connectivity.

## Porch

Wooden stable front door. Glazed windows to front and sides. Red tile flooring. Door opening to:

## Living/ Dining Room

14'6" (max) x 11'1" (4.42 (max) x 3.39)

Double glazed windows to front and side. Wood flooring. Exposed beams. TV Ariel point. Electric Radiator. Fireplace with log burning stove. Opening to:

## Kitchen

10'8" x 6'8" (max) (3.26 x 2.04 (max))

Glazed window to side, and glazed panel to opposing side. Range of wall and floor mounted cupboards. Worktop with inset ceramic sink and taps over. Space for washing machine, under counter fridge/freezer and electric cooker. Tiled floor. Exposed beams. Stairs to first floor. Door to:

## Bathroom

6'11" x 5'11" (2.11 x 1.82)

Double glazed window to side and rear. Low level W.C. Tiled space with inset ceramic sink and built in storage space below. Roll top bath with shower attachment. Part tiled and panelled walls. Tiled floor. Electric heater. Electric radiator. Extractor fan.

## Landing

Exposed beams. Wooden flooring. Doors to:

## Bedroom One

14'3" (max) x 12'5" (max) (4.36 (max) x 3.81 (max))

Double glazed window to front. Built in storage cupboards and wardrobe. Wooden flooring. Exposed beams. Electric radiator.

## Bedroom Two

10'9" x 5'2" (3.28 x 1.59)

Double glazed window to side. Built in storage cupboards and wardrobe. Wooden flooring.

## Outside

A petite patio area holds a bistro table and chairs.



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

