



Rock Estates

• Yew Tree Cottage •

Yew Tree Cottage Mill Lane
Combs, IP14 2NF

Guide price £950,000



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- Traditional Norfolk Reed Thatch Cottage
- 3.64 Acres (STS)
- Two Paddocks and Stables
- Heated Swimming Pool & Refurbished Pool House
- Four Bedrooms
- Large Private Driveway
- Outdoor Kitchen and Decking Area
- Solar PV Panels, Heat Pump & EV Charger Point
- Wealth of Period Features and Character
- Close to the Neighbouring Market Town of Stowmarket



Yew Tree Cottage embodies quintessential charm and tranquility. This idyllic property offers a blend of traditional allure and modern comforts alongside a feel of space and freedom that can be hard to find.

Nestled amidst the picturesque countryside of Combs, set back from the country lane and approached via a long private driveway. The versatile outbuildings are suitable for office space, workshops, garden equipment or stabling. The cottage itself sits within approximately 3.64 acres and just exudes timeless elegance with its thatched roof providing the rustic charm reminiscent of a bygone era. The present owners have considered a low carbon emissions approach to the running of the home which features a large array of solar PV panels, air source heat pump and brand new heating system, EV charging point and modern upgrades ensure that the property has all you need for 21st century living.

Perfectly positioned in the heart of Suffolk, Yew Tree Cottage enjoys excellent connectivity, with rail and road links at nearby Stowmarket placing London and Cambridge within easy reach, while the historic towns of Bury St Edmunds and Ipswich lie equidistant for wider amenities. The surrounding countryside is a haven for outdoor enthusiasts, offering endless walking and cycling routes, while local market towns provide a rich array of shops, restaurants, and



Yew Tree Cottage

Upon entering the cottage, guests are welcomed into a warm and inviting interior adorned with exposed wooden beams, stone accents, and an abundance of natural light streaming through the windows. The cosy living room beckons with its inviting inglenook fireplace and striking red log burner, offering a perfect setting for relaxation and intimate gatherings. The adjacent space offers itself to a range of uses such as a private dining area, play/ games area, home office or snug.

The bespoke solid wood farmhouse style kitchen is the heart of the home and has a modern and yet cottage aesthetic that really does show the quality of the craftsmanship of the cabinet makers that have created such a warm and welcoming and yet practical kitchen. The well-appointed kitchen benefits from an array of modern living upgrades such as the island with integrated convection oven and integral bin, to the range oven. There is the addition of a useful utility room to housing further appliances and storage space. To the first floor the property boasts four thoughtfully appointed bedrooms. The master bedroom exudes understated luxury with its charming sloping ceilings and characterful beams while the remaining bedrooms offer comfortable accommodations for family and guests. The family bathroom is of a generous size and offers a contemporary three piece suite with uninterrupted views across the grounds and surrounding Suffolk countryside.

However, the enchanting allure of this country home extends beyond its characterful interior with expansive grounds offering verdant lawns and mature trees. The focal point of the property is the impressive entertaining area with a large decked area and outdoor kitchen alongside the heated swimming pool and pool house inclusive of a newly fitted shower room. The grounds continue with an orchard and two stables with the use of a sizeable paddock. The energy to heat the pool with a heat pump is via the solar panels set to the border of the paddock. We understand from the owner that these provide energy to both the house and pool, and in addition generates an income of around £2,000 per annum. In addition there are 5+ years of RHI payments remaining of approximately £460 per quarter for the main air source heat pump to the house.

Front
Large shingle driveway providing parking for multiple vehicles.

Entrance Hall
Window to front. Tiled floor. Built in storage cupboards. Bespoke storage cupboard and bench. Under stairs cupboard. Stairs to first floor. Spotlights. Doors to:

Living Room
Double glazed window and doors to side. Exposed beams. Radiators. Inglenook fireplace with striking red log burner. Wooden parquet flooring.

Office / Playroom
Double glazed windows to front and side. Radiator.

Bedroom One
Windows to front and side. Radiator. Wooden flooring. Exposed beams. Built in storage cupboard.

Bedroom Two
Double glazed windows to side and rear. Wooden flooring. Exposed brick and beams. Built in wardrobe. Radiator.

Bedroom Three
Double glazed window to front. Wooden flooring. Built in cupboards. Radiator.

Bedroom Four
Double glazed window to side. Wooden flooring. Radiator. Built in cupboard. Exposed beams.

Bathroom
Double glazed windows to rear. Low level W.C. Pedestal hand wash basin. Bath. Part tiled walls. Built in cupboard. Wooden flooring.

Gardens
Ample outdoor space that is predominantly laid to lawn with pathways adjoining the multiple green areas. The gardens benefit from mature trees and bushes an orchard and small wild flower meadow attracting an abundance of wildlife.

Stables & Paddocks
Two large paddocks with stables with small training arena.

Snug

Double glazed window to side. Exposed wooden beams. Parquet flooring. Radiator. Glass feature window to kitchen/diner.

Kitchen/Diner

Double glazed window to rear. Range of wall and floor mounted units and drawers with granite work surfaces. Island with integrated convection oven, pull out bin and storage cupboards with granite worktop. Range cooker with extractor hood. Tiled splash backs. Ceramic inset sink with mixer tap over. Tiled floor.

Utility

Double glazed window to rear. Range of wall and floor mounted units. Inset stainless steel sink with mixer tap over. Oak effect flooring. Spotlight. Radiator.

Conservatory

Double glazed windows to side and rear. Double glazed patio doors open to rear garden. Tiled floor.

Landing

Window to front. Doors to:

Bedroom One

Windows to front and side. Radiator. Wooden flooring. Exposed beams. Built in storage cupboard.

Bedroom Two

Double glazed windows to side and rear. Wooden flooring. Exposed brick and beams. Built in wardrobe. Radiator.

Bedroom Three

Double glazed window to front. Wooden flooring. Built in cupboards. Radiator.

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Bathroom

Double glazed windows to rear. Low level W.C. Pedestal hand wash basin. Bath. Part tiled walls. Built in cupboard. Wooden flooring.

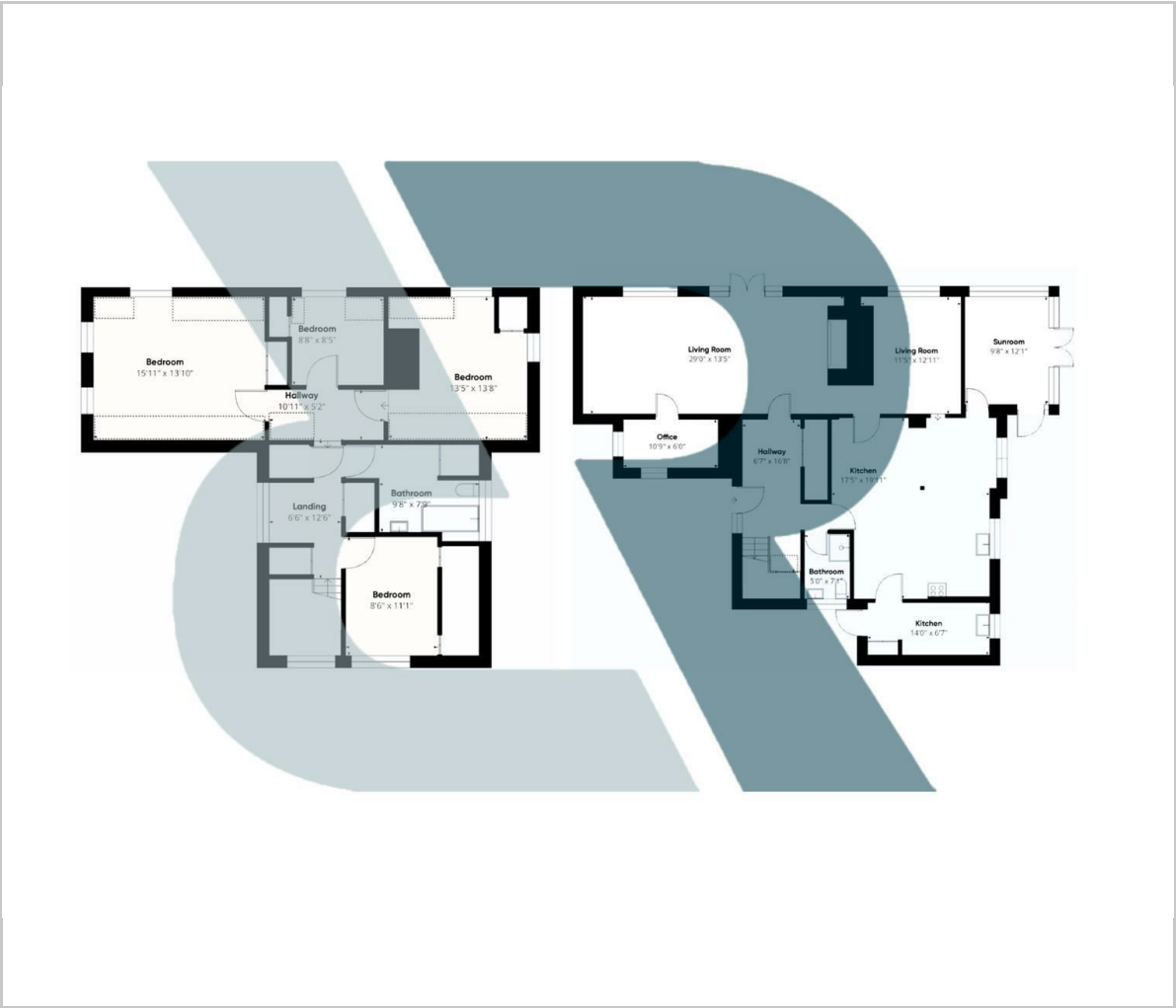
Gardens

Ample outdoor space that is predominantly laid to lawn with pathways adjoining the multiple green areas. The gardens benefit from mature trees and bushes an orchard and small wild flower meadow attracting an abundance of wildlife.

Outdoor Kitchen- Covered outdoor kitchen space with plumbing and electric connected. Ample worktop space with storage cupboards. Bespoke storage inset sink, space for dishwasher, cupboard and bench. Under stairs fridge/freezer. Electric wall mounted cupboard. Stairs to first floor. Spotlights. heaters. Large decked area for dining and relaxing.

Pool & Pool House- Heated pool with electric pool cover. Pool house with covered seating area, outdoor shower/ toilet facilities, cupboard housing pool pumps etc.

Floor Plan



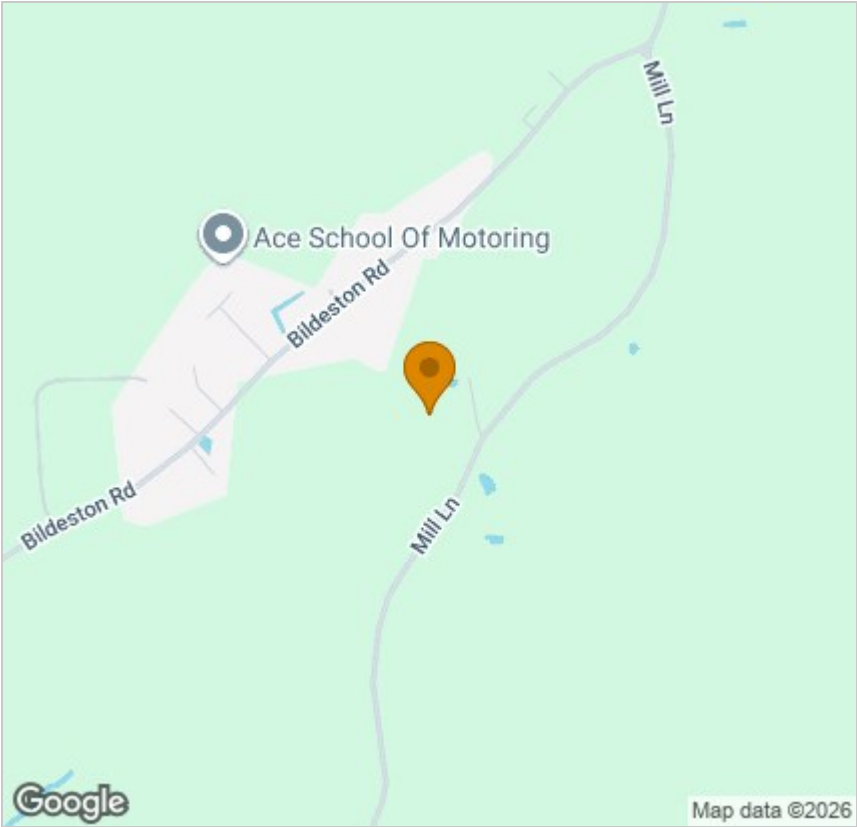
Viewing

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

