



Meadow Cottage
Halesworth Road | Linstead | Suffolk | IP19 0LB

PACKED WITH PERSONALITY



“A beautiful 16th century home that’s filled with character, with original features in every corner. A holiday cottage in recent years, it would also be a fabulous family home with enormous flexibility. A generous annexe adds to the appeal, as do the 2.25 acres of grounds, including woodland, a meadow and pond. You’ll feel right at home with the wildlife and the tranquil setting and you’ll experience magnificent starry skies, but you’re also close to market towns, the Broads and the glorious Suffolk coast.”



KEY FEATURES

- A Beautiful 16th Century Cottage with Detached Annexe situated just Outside the Village of Linstead
- Four Bedrooms, One of which is on the Ground Floor
- Two Bath/Shower Rooms
- A Large Wood Burner separates the Sitting & Dining Room
- Traditional Kitchen with Rayburn
- Separate Utility Room and Scullery
- Character Features can be found Throughout the Property
- Nestled in approx 2.25 acres of Beautiful Mature Gardens
- Detached Three Bedroom Self Contained Annexe - Perfect for Holiday Let or Private Annexe
- The Accommodation including Annexe extends to 2,997sq.ft
- Energy Rating: TBA

Hidden from the road at the end of a long, verdant drive, surrounded by farmland, this home enjoys a truly idyllic setting. It's also full of personality both inside and out, from the ornate chimneys to the polished Suffolk brick floor. This is a property that works brilliantly for multi-generational living, with a detached annexe, or for bringing in a healthy income.

A Tale To Tell

The property dates back to the 16th century. Maps from the early 19th century show it was then three farm workers' cottages, with between 9 and 13 people living in each one. The owner has been lucky enough to hear from people in the village who knew the house in times gone by and even one person who lived there when there was no running water – the family would bathe in the pond and also got their drinking water there. In the 1940s, the families here were moved into newly-built council housing in the village and the cottages were left untouched for decades. In the 1980s they were rescued, restored and opened into this one large property. The works were done very sensitively, preserving the unspoilt character and giving the original features their chance to shine. The result is both charming and impressive, offering plenty of space and personality and a great deal of comfort.





KEY FEATURES

Working So Well

The layout here is unusual but very practical and provides a comfortable flow between the rooms. On the ground floor, two lovely receptions, currently a sitting room and dining room, sit either side of a central chimneybreast with a log burner. There's a utility room and wood store to one side, with a kitchen and scullery on the other. There's also a ground floor bedroom tucked away to the rear of the house. You can picture yourself curling up with a good book by the fire or having a games night around the table. Imagine coming down on a winter's morning to the kitchen, cosy with the Rayburn. Upstairs you'll find three double bedrooms, a shower room and a bathroom, plus plenty of storage. There's also the annexe, which has three double bedrooms, a triple aspect sitting room and a large kitchen diner. There's a bathroom on the first floor and a shower room on the ground floor, so it works brilliantly for anyone with limited mobility. The annexe was completed sympathetic to the main house when the owner first converted it and has solid oak floors and a solid oak staircase, but there is scope to put your own stamp on it and make some updates.

A Haven Of Tranquility

You approach the cottage down a long private drive taking you through the woodland. There's a beautiful meadow where you can enjoy relaxing in the sunshine, sipping a morning cuppa or evening cocktail. It's incredibly peaceful out here and the night skies are nothing short of spectacular, with no light pollution to detract from their full glory. There is an enclosed garden within the meadow for growing vegetables and cutting flowers and this is fenced in to keep the rabbits, hares and deer away from young plants. You'll see plenty of wildlife here, with swallows nesting in the shed each year, owls swooping by at dusk, pheasants wandering in for a visit and more. Another bonus here is that when you're outside you're totally private – it's literally your own piece of Suffolk countryside and you can feel the tension drain away as you unwind and relax here. When you do need to head out you'll find you're well catered for, with pretty market towns just a couple of miles away, as well as having easy access to the beautiful Southern Broads and to the Suffolk Heritage Coast. There are also lots of very good quality places to eat in surrounding villages and the Fox and Goose at Fressingfield comes highly recommended by the owner.





























INFORMATION



On The Doorstep

The area around Linstead, Suffolk offers a mix of charming villages, historic sites, and natural beauty. Linstead Parva and Linstead Magna are home to medieval features like St Margaret's Church, moated sites near Linstead Hall. Nearby Halesworth provides shops and amenities, while the surrounding countryside is ideal for walking and cycling, with routes passing rivers, old bridges, and scenic farmland. Nature lovers can explore reserves like Dingle Marshes and Sandlings Forest slightly farther afield as well as RSPB Minsmere. The region blends rural tranquillity with historical depth and outdoor adventure.

How Far Is It To?

Linstead is about 3 miles from Halesworth, which has the nearest train station with services to Norwich, Ipswich, and London via the East Suffolk Line. Norwich is around 35–40 miles away (about an hour by car), and Ipswich is 25–30 miles away (roughly 45 minutes by car). Diss provides a faster commuter train to London (around 90 minutes), which is a 20 minute drive away with parking. Local amenities in Linstead are limited, but small shops and a Co op can be found in Halesworth, while larger supermarkets are available in Saxmundham or Beccles (20–30 minutes' drive).

Directions - Please Scan QR Code Below

To drive from Beccles to Meadow Cottage (IP19 0LB) near Linstead Parva, start by heading out of Beccles on the A146 toward Halesworth. After about 6 miles, turn right onto the A145 just before reaching Halesworth. Continue on the A145 for around a mile, then turn right onto Halesworth Road (part of the B1123), signposted for Linstead Parva. Follow this rural lane through open countryside for another mile or so until you reach Linstead Parva. Meadow Cottage is located along this stretch, on the left-hand side as you drive through the village. The full journey covers approximately 9 miles and takes around 20–25 minutes by car.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [texts.century.enhancement](https://www.threewords.com/)

Services, District Council and Tenure

Oil Central Heating for House & Annexe, Mains Water

New Treatment Plant shared between House & Annexe

Fibre to Cabinet Broadband Available

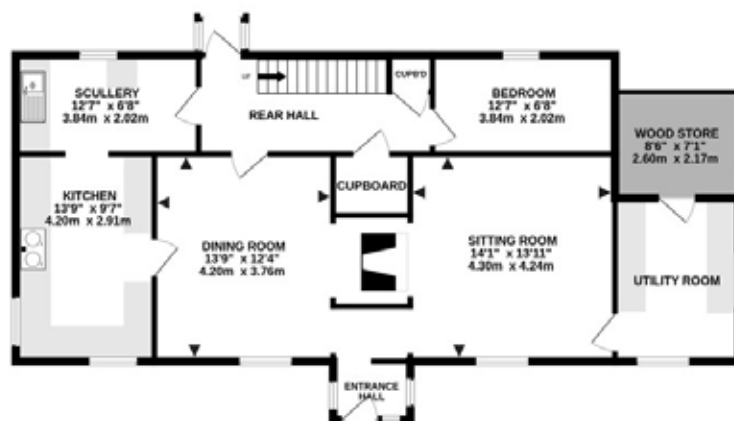
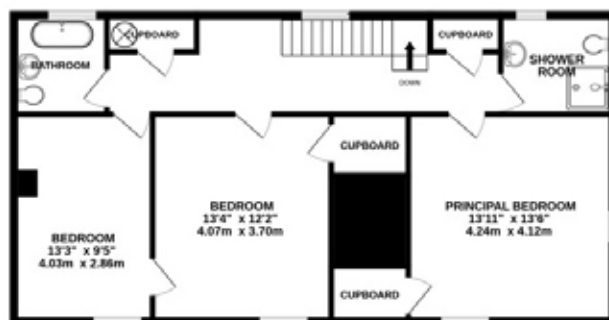
Please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk

East Suffolk Council - Main House currently on Business Rates - The Annexe is Band A Freehold





OUTBUILDING
200 sq ft (18.6 sq m.) approx.

This property requires an Energy Performance Certificate, which is in the process of being done

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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