



Jackson & Co



## Church Path

Rattlesden, Suffolk, IP30 0RG

Guide Price £550,000

An inviting 3/4-bedroom Grade II listed cottage, combining historical charm with modern living, positioned within a picturesque location overlooking the church grounds while remaining central to village amenities. With substantial outdoor space and convenient access to local transport routes, this property offers the perfect blend.



# Property Features

- Charming 3/4-bedroom Grade II listed cottage
- Stunning views overlooking the church
- Prime location in the heart of Rattlesden village
- Expansive, substantial garden space
- Tastefully extended and adapted for modern living
- Ample parking for 4+ vehicles
- Characterful with exposed beams and brickwork
- Two bathrooms, perfect for the whole family
- Three reception rooms, plenty of entertaining/relaxation space

## FULL DESCRIPTION

Rattlesden village enjoys a charming atmosphere, enriched by its historical surroundings and close-knit community. With delightful local amenities and stunning countryside views, residents enjoy a tranquil lifestyle while remaining conveniently close to nearby villages and towns. Additionally, the property is just a short drive from the A14, providing excellent transport links to larger towns and cities.

The home's ground floor welcomes you with an inviting entrance porch leading to the primary living room, which showcases a stylish vaulted ceiling accented by a Velux window skylight. Double doors open onto a decked area, perfect for outdoor entertaining. The hallway provides access to the spacious master

bedroom, complete with built-in wardrobes and a luxurious en-suite featuring a walk-in shower, WC and hand basin. This space also features double doors leading to the rear garden. A family bathroom, benefiting from a bath, shower over, WC, and hand basin complete with skylight, Velux window. At the end of the hallway is the kitchen, with the oven tucked inside an old chimney, beautiful exposed brickwork flooring, plenty of workspace and spaces/plumbing for essential appliances. With steps up, this flows seamlessly into a dining/living room adorned with character-rich exposed beams, brickwork and a cozy log burner.

Ascending to the first floor, you will find the Suffolk landing, previously used as a spare bedroom but now ideal for a home office. This space opens to two additional bedrooms, both featuring built-in wardrobes, providing comfortable accommodations for family or guests.

The exterior of the property is equally impressive, featuring an expansive plot with a raised decked area at the rear that stretches the full width of the property. Steps lead down to a spacious lawn area with side access, and the garden is thoughtfully segmented with large hedges, leading to a rear allotment/orchard to nurture your green thumb.

Tenure: Freehold

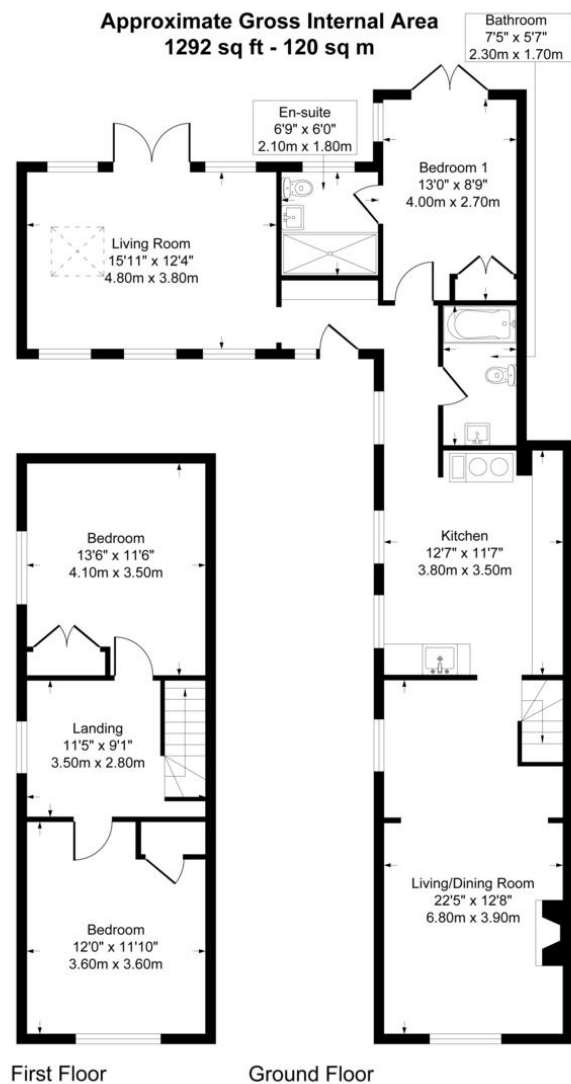
Services: Mains Water, Electric

Heating: Oil Fired Heating









Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

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Edmunds

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements