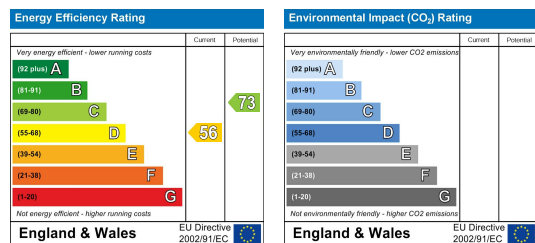




Total area: approx. 112.3 sq. metres (1209.1 sq. feet)
 Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
 Plan produced using PlanUp.



3 Bower House Tye, Polstead CO6 5DB £415,000

This Victorian EXTENDED cottage can be found at the end the row, set back from the A1071 offering 3 bedrooms and extensive ground floor space with plenty of character and well proportioned accommodation. Presented in excellent condition throughout this spacious country residence is located within the village of Polstead, surrounded by countryside and fields. The cottage enjoys 4 reception rooms including a 20ft lounge, dining room, office/playroom, study, a beautiful country style kitchen, utility, ground floor bathroom and 1st floor shower room. With field views to the front, enclosed rear gardens and an electric gate providing access to ample off road parking.



THE PROPERTY MISDESCRIPTIONS ACT 1991
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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 Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

3 Bower House Tye, Polstead, Polstead, CO6 5DB

Polstead is a small village in the South of Suffolk, bordering Essex. The village is 3 miles north-east of Nayland, 9 miles north of Colchester and 5 miles south-west of Hadleigh. Other picturesque villages such as Stoke by Nayland, Kersey, Boxford and Lavenham are close by. The property sits back off A1071 access (Sudbury to Ipswich road) with a green and trees to the front and field views. The Brewers Arms on the A1071 is within a short walk and the general area is enriched with good country walks across to the neighbouring villages of Kersey & Boxford. The quintessential town of Hadleigh is the nearest for supermarket shopping and main towns of Colchester and Ipswich (with main line stations) are approximately 9 miles and 13 miles respectively. Polstead lies within the district of Babergh Council.

DESCRIPTION:

3 Bower House Tye is a Victorian end cottage situated off the A1071 with views of a green and fields. The current owners extended the property with a 2 storey addition in 2006 providing a master bedroom and family shower room on the 1st floor and sitting room on the ground floor. In 2019 a further addition was added on the ground floor providing a versatile space for various uses. The property has been extensively refurbished and boasts many features including, suffolk latch handles and stripped doors, exposed brick chimney, wood burner, Victorian style radiators, exposed beams, fitted country style kitchen with a vaulted ceiling, ground floor bathroom, 1st floor shower room, double glazed windows, oil central heating, all presented in excellent decorative order.

Hard wood front door to PORCH.

Double glazed window to side, stone tiled floor, useful storage unit with oak bench style seat, through to...

STUDY: 9 x 12 (2.74m x 3.66m)

Double glazed window to front, wood flooring, Victorian style radiator, understairs cupboard, door to stairs.

DINING ROOM: 12 x 12 (3.66m x 3.66m)

Double glazed window to front, wood flooring, Victorian style radiator, the feature exposed brick chimney with an inset woodburner is central for lounge use, doors to lounge, kitchen and study.

LOUNGE: 20'3 x 9'7 (6.17m x 2.92m)

Double glazed window to front and rear, exposed brick chimney with oak beam, woodburner, Victorian style radiators, doors to office/playroom.

OFFICE/PLAYROOM: 17'6 x 6'4 (5.33m x 1.93m)

This recent addition (2019) has a vaulted ceiling with inset spot lights, fitted units for storage, skylight, a concealed hot and cold tap, door to front.

KITCHEN: 14'3 x 7'11 (4.34m x 2.41m)

This beautiful country style kitchen has a vaulted ceiling with skylights and feature beams, wall and base units, granite worktops, space for appliances, Butler style sink and drainer grooves in worktop. Double glazed window to rear, brick paver floor, double glazed door to rear, through to...

LOBBY/UTILITY:

Brick paver floor, cupboard for washing machine, cupboard housing Worcester oil boiler, door to...

BATHROOM:

Beautiful Victorian style suite with exposed beams, panelled bath, hand wash basin, high level W.C with chain flush, patterned tiled floor, radiator and double glazed window to rear.

1st FLOOR LANDING:

Double glazed window, doors off.

BEDROOM ONE: 12 x 9'2 (3.66m x 2.79m)

Double glazed window to front with field views, built in wardrobes and radiator.

BEDROOM TWO: 10 x 8'9 (3.05m x 2.67m)

Double glazed window to front with field views, loft hatch, fitted cupboard and a radiator.

BEDROOM THREE: 10'2 x 8'9 (3.10m x 2.67m)

Double glazed window to front with field views, feature ornamental fire place and a radiator.

SHOWER ROOM:

A modern suite with a double shower, rain shower head and glass screen, hand wash basin with vanity unit, storage with granite tops, W.C, extractor fan, towel radiator and double glazed window to rear.

OUTSIDE:

The front is accessed via a gate to the front garden and an electric sliding gate to the gravel driveway providing ample off road parking. Side access to the rear.

The enclosed west facing rear garden is mainly lawn with a patio running along the back of the house and two sitting areas. There is a shed, tap, lighting and an electric socket.

In accordance with the Estate Agents Act interested parties should note the seller of this property has an involvement with Hamilton Smith.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

