



Norwich Road, Barham,
£525,000

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- GRADE TWO LISTED
- SEMI DETACHED COTTAGE
- DATING BACK CIRCA 15TH CENTURY
- EXTENDED IN 1992
- FULL OF ORIGINAL CHARM AND CHARACTER
- THREE BEDROOMS
- TWO RECEPTIONS
- KITCHEN/BREAKFAST ROOM
- CARPORT AND GARAGE
- GENEROUS PLOT



A grade two listed circa 15th century extended semi detached cottage located in a semi rural village location just outside Claydon with its local facilities and access to A14/A12

PROPERTY:

A rare opportunity to acquire this circa 15th century three bedroom two reception semi detached cottage full of charm and character set back from the road in this non estate semi rural location. Originally the building was one large cottage but has been converted over the years into two separate semi detached cottages whilst a sympathetic side extension in about 1992 brought the residence into the twentieth century and allowed modern conveniences expected in today's times. The property now comprises:- entrance porch, kitchen/breakfast room, living room, second reception/dining room, inner hall, ground floor bathroom/WC/shower and a conservatory with utility cupboard. The first floor landing leads to three good sized bedrooms for a property of this period. Outside the plot extends to about 0.28 acres set back of the road with a side access lane. There is ample parking with a circular central area for turning and a carport, garage and large workshop.



Council Tax: Band D
Mid Suffolk



LOCATION:

Blacksmiths Cottage is located in this semi rural location along Old Norwich Road, forming part of the village of Barham. The pretty sought after village of Coddensham and Claydon a short distance away and benefits from a well supported village shop/post office, a pub (although currently closed), a community/village hall, church and playing fields. The nearby town of Needham Market (4 miles) offers a good range of facilities, including local shops, schools, bank, doctors' surgery and a local railway station. A wider range of services and facilities are available in Stowmarket (5 miles) and Ipswich (10 miles). Stowmarket also benefits from direct services to London's Liverpool Street, with journey times scheduled to take approximately 80 minutes. The property has easy access to the A14 with Norwich and the A140 to the north, Bury St Edmunds and Cambridge to the west, and Ipswich, Colchester and London, via the A12, to the south.

PORCH:

5'6 x 4'0 (1.68m x 1.22m)

Part glazed door and side window to:- entrance porch /lobby., window to one elevation, quarry tiled floor and stable door to:-



KITCHEN/BREAKFAST ROOM:

16'8 x 15'11 red 9'10 (5.08m x 4.85m red 3.00m)

Velux window to one elevation, two double glazed windows to rear elevation, ceramic style sink unit with mixer tap and cupboards under, a range of floor standing cupboards drawers and units with adjacent wooden work tops, wall mounted matching cupboards, stainless steel style filter hood over range cooker area, built in alcove for fridge /freezer, tall standing storage cupboard, radiator and tiled floor.



DINING ROOM:

16'8 x 14'2 (5.08m x 4.32m)

A wealth of exposed beams to ceiling, panel glazed window to front elevation, part glazed door to substantial redbrick fire place with fire alcove and log style burner, storage cupboard under stairs and radiator.

LIVING ROOM:

15'11 x 13'11 (4.85m x 4.24m)

Exposed beamed ceiling panel, windows to front and side elevations, redbrick fire place with plinth and Jetmaster open fireplace and radiator.

**CONSERVATORY:**

13'9 x 6'0 (4.19m x 1.83m)

Polycarbonate roof, built in utility cupboard (with space for washing machine), windows to garden and tiled floor.

**BATHROOM:**

10'11 x 6'9 (3.33m x 2.06m)

Recessed lighting, two frosted double glazed windows to rear elevation, heated towel radiator, low level WC, pedestal wash hand basin with mixer tap, double shower cubicle with tiled splashbacks and shower screen door, pedestal bath with shower spray and tiled splashbacks and tiled flooring.

**LANDING:**

Accesses to bedrooms.

BEDROOM ONE:

14'3 x 13'6 (4.34m x 4.11m)

Windows to side and rear elevations (views to side), radiator and eaves storage cupboards.

**BEDROOM TWO:**

11'2 x 9'0 (3.40m x 2.74m)

Window to front elevation, radiator and 2 built in storage/wardrobe cupboards.

BEDROOM THREE:

9'6 x 7'2 (2.90m x 2.18m)

Window to rear elevation radiator and fitted storage/wardrobe cupboards.

FRONT GARDEN:

Laid mainly to lawn with hedging, continuing to side area.

REAR GARDEN:

Accessed via lane with electric wooden gates. central circular flower beds wit vehicular access to parking carport and garage. Lawned/uncultivated area of garden with conifers.



CARPORT:

16'0 x 11'7 (4.88m x 3.53m)

Adjacent to garage with hardstanding.

GARAGE:

16'0 x 12'0 (4.88m x 3.66m)

Wooden access doors power and lighting and access to workshop:

WORKSHOP:

22'3 x 81 (6.78m x 24.69m)

Power and lighting with window to side.

AGENTS NOTE:

Heating: oil to radiator,

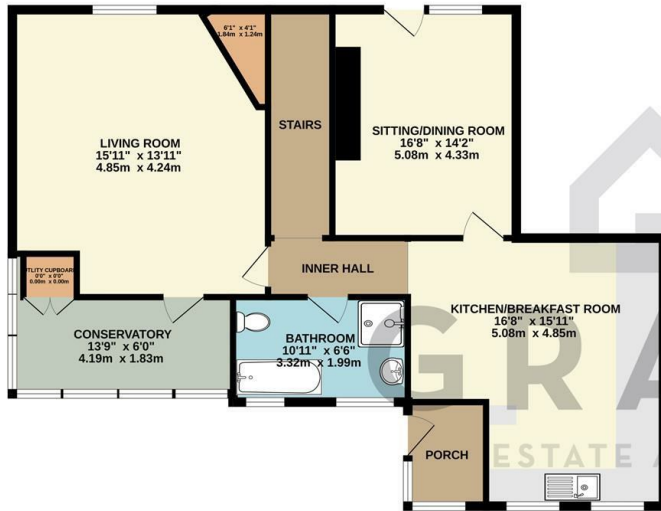
Drainage: private septic tank system. New drainage system.

Solar Panels: feeder tariff income approx £1,600 per annum.





GROUND FLOOR
943 sq.ft. (87.6 sq.m.) approx.

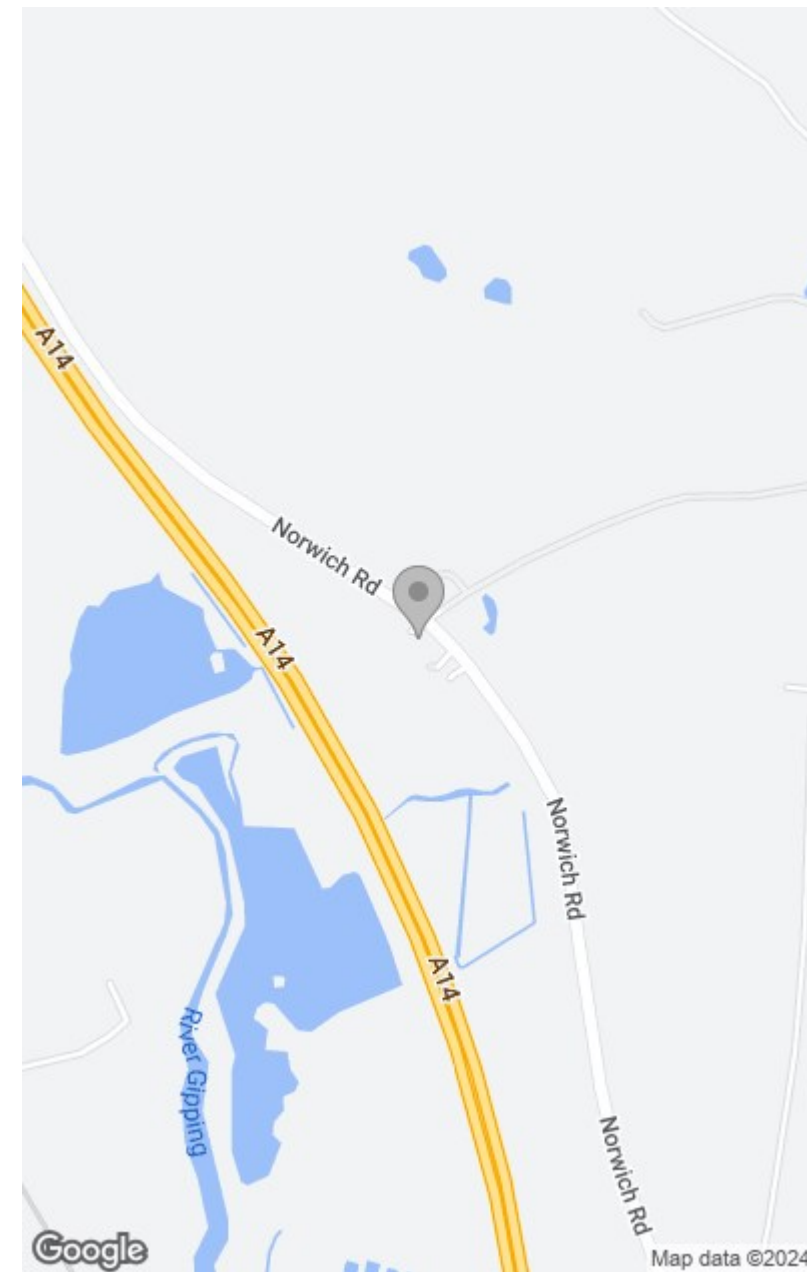


1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 1383 sq.ft. (128.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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