



BREWERY FARM

Polstead | Suffolk



Chapman Stickers





Chapman Stickels

A CHARMING LISTED COTTAGE WITH A CONTEMPORARY MODERN EXTENSION SET IN ABOUT 1.5 ACRES OF GROUNDS TOGETHER WITH A DETACHED BARN AND STABLES

- Entrance hall • Sitting room • Kitchen / dining room • Utility room •
- Inner hall • Study / bedroom 3 • Shower room • Family room • Landing •
- Two double bedrooms • Bathroom • Front and rear gardens •
- Grazing land • Outbuildings and stables • In all, 1.5 acres •

Boxford 1.7 miles / Hadleigh – 5 miles / Colchester – 9 miles





The Property

Once featured in the popular BBC TV series *Escape To The Country*, Brewery Farm is a fine example of a quintessential thatched cottage, and according to its Grade II Listing the cottage dates from the 17th century. As such, the accommodation provides numerous period features, which includes exposed beams and studwork, and a fine inglenook fireplace to the sitting room. The cottage has also been tastefully upgraded throughout, which includes oak latched doors and a combination of modern oak flooring in the sitting room, with the remaining ground floor areas being tiled. The kitchen / breakfast room is fitted on two walls, with a matching range of base and wall units under a hardwood work surface. Integral appliances include double oven and gas hob with extractor over, fridge and dishwasher. A useful utility / boot room provides additional storage, including a full height cupboard, washing machine and dryer under a two further work surfaces. To the rear of the cottage are two single storey additions; the first comprising the inner hall, ground floor shower room with a study / ground floor bedroom opposite. The most recent extension consists of a magnificent oak framed family room, with vaulted ceiling and full height glazing overlooking the rear garden and paddocks beyond.

The first floor provides a welcoming landing with exposed floorboards which extend into the tastefully modernised bathroom, and the two double bedrooms both provide built in solid oak wardrobes.

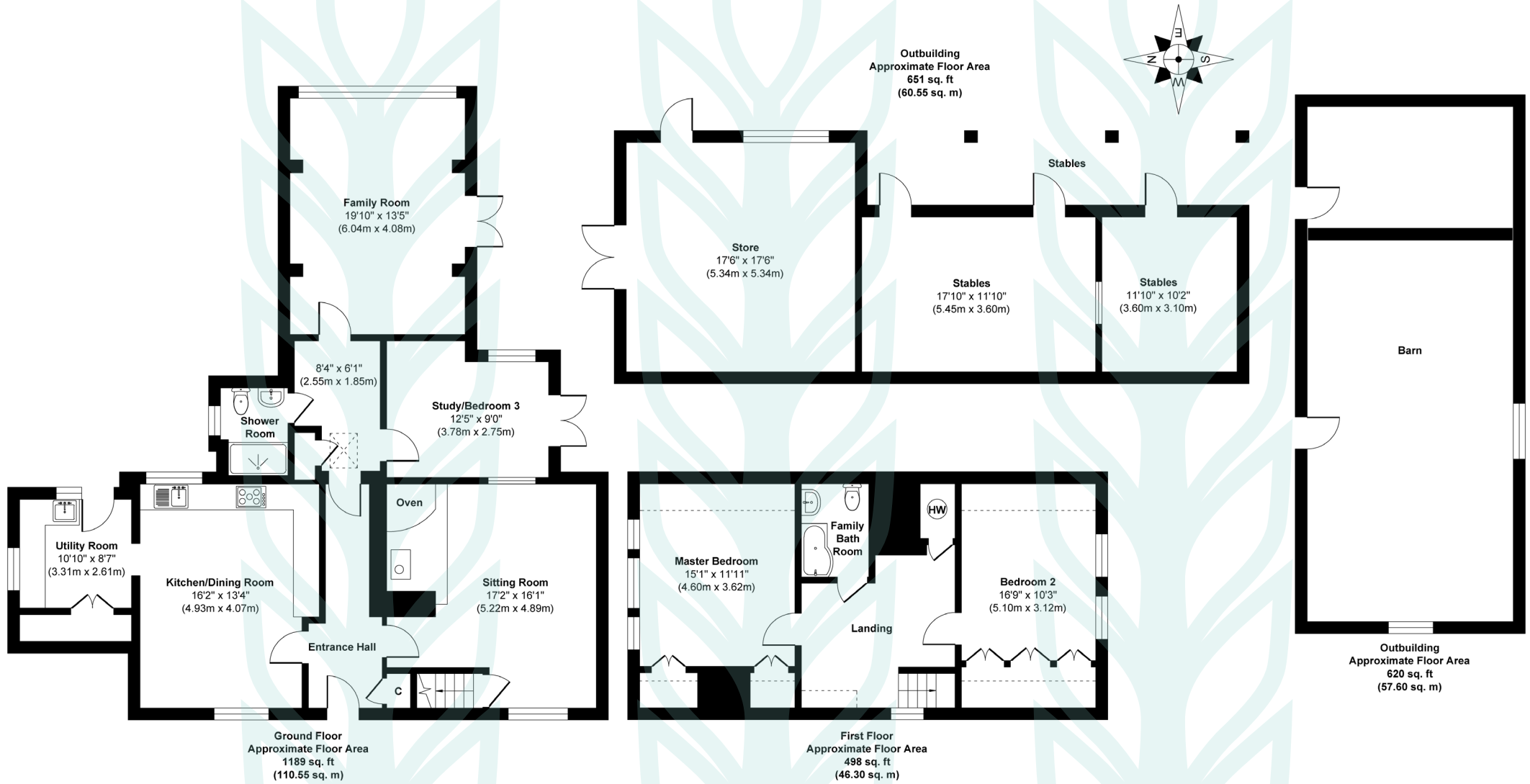
Outside, the cottage is set well back its plot with an 'in and out' driveway defining areas of lawn, with a range of modern stables and an adjoining store / tack room (all having power and water) which front the minor lane. To the front southern boundary is a timber frame detached barn which provides 620sq. ft of additional accommodation. This building previously served the locality as a farm shop; however, in February 2022 a change of use was granted from commercial use to a residential annexe.

The majority of the land is to the rear of the cottage, where a brick patio with pergola leads onto a large expanse of lawn which is defined by timber post and rail fencing. Beyond is the grazing paddock which is clearly defined by further post and rail fencing which backs onto a large deciduous wood.





Brewery Farm, Bower House Tye, Polstead, CO6 5BZ



Approx. Gross Internal Floor Area 1687 sq. ft / 156.85 sq. m
Approx. Gross Internal Outbuildings Area 1271 sq. ft / 118.15 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Location

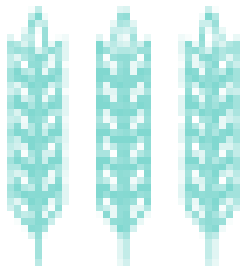
Bower House Tye is situated just north of the village of Polstead, providing easy access to the A1071 connecting to the market towns of Hadleigh and Sudbury which offer excellent amenities. There are many local off-road bridleways offering easy hacking.

Services

Mains water, electricity and drainage are connected. Fibre optic broadband. Oil-fired heating and underfloor heating to the family room.

Local Authority and Council Tax

Babergh with Mid Suffolk District Council
Band F (2023)



Chapman Stickels

The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

info@chapmanstickels.co.uk
www.chapmanstickels.co.uk

01473 372 372

All enquiries:

Benedict Stickels
ben@chapmanstickels.co.uk

Cleo Shiel
cleo@chapmanstickels.co.uk



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