



TARBINS

Raydon | Suffolk



Chapman Sticks

TARBINS, THE STREET, RAYDON, SUFFOLK, IP7 5LN

Hadleigh – 3 miles
Manningtree – 6 miles
Ipswich – 10 miles
Colchester – 11 miles

- Utility / boot room • Shower room • Kitchen • Sitting room • Dining room • Garden room / Snug • Ground floor bedroom / living room • Landing • Four further double bedrooms (with one ensuite) • Off-road parking • Rear garden • Detached double garage •

The Property

Tarbins is an attractive detached village house which according to its Grade II Listing dates from around 1600. Features of the house include its steeply pitched roof, which was probably once thatched before being re-laid with modern tiles. Internally, further period features have been retained to its core.

The house subsequently underwent a series of single and two storey rear additions, which has essentially doubled the original floor area. The property also once served Raydon as the village Post Office, which closed in the 1980's.

On entry, the rear section of the house comprises a utility / boot room, with an adjacent shower room which conveniently serves the front ground floor bedroom / living room, which was the former shop.

The single storey section consists of the kitchen / breakfast room, with fitted worksurfaces on three walls, and numerous integral appliances including induction hob and double oven and grill.

The kitchen leads through to the twin aspect garden room / snug with further access onto the rear patio. The original part is the sitting room and dining room, both of which provide working fireplaces.

A SUBSTANTIAL PERIOD COTTAGE OFFERING VERSATILE ACCOMMODATION TOGETHER WITH OFF-ROAD PARKING, A DETACHED DOUBLE GARAGE AND GARDEN TO THE REAR



On the first floor, the main bedroom (with ensuite) and bedroom three are independently accessed, with further stairs leading to bedrooms two and four, all of which are double sized.

Outside, the property offers ample off-road parking via a shingle driveway giving access to the detached double garage. The rear garden provides a patio of Indian sandstone where steps lead onto an area of lawn which is clearly defined by timber fencing, to one side is a timber shed.

Location

Raydon is a popular village on the western outskirts of Ipswich, a popular destination for the commuter with easy access to mainline stations at Manningtree, Ipswich and Colchester plus an easy route through to the A12. The surrounding villages have popular schools, shopping facilities, doctors' surgeries and other amenities, Brett Vale Golf Club, countryside walks and the popular Constable villages of Flatford and Dedham are nearby.

Services

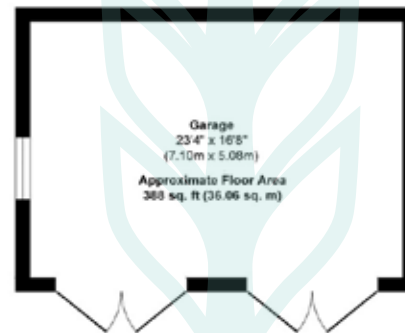
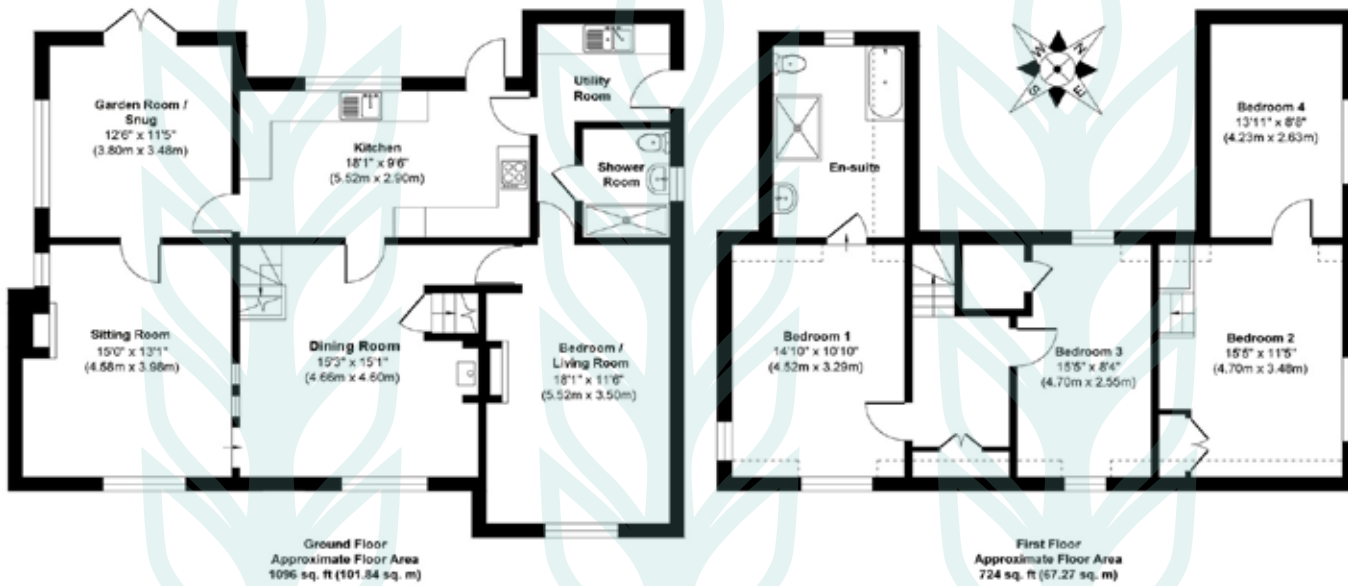
Mains water and electricity are connected.
Oil-fired heating.

Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council
Band D (2024)



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Approx. Gross Internal Floor Area 1820 sq. ft / 169.11 sq. m.
Approx. Gross Internal Garage Area 388 sq. ft / 36.06 sq. m.
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Chapman Stickels

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