



POUND FARM COTTAGE

Milden | Suffolk



Chapman Stickels

POUND FARM COTTAGE, BOXFORD ROAD, MILDEN, SUFFOLK, IP7 7AN

Hadleigh – 6 miles
Sudbury – 8 miles
Colchester – 15 miles

- Hall • Snug • Garden room • Sitting room •
- Kitchen / Breakfast room • Utility / WC • Dining room •
- Bathroom • First floor minstrels gallery • 3 bedrooms •
- Gardens • In all, 0.43 of an acre •

The Property

Pound Farm Cottage is a charming thatched cottage which according to its grade II listing dates from the 17th century. The accommodation covers some 2440 sq.ft, which includes a later gault brick addition which is probably mid-to-late 19th century. The reception rooms are all notably well-proportioned which includes the formal dining room which forms part of the later addition. The core of the cottage displays numerous features of its period, which includes exposed beams and studs, as well as a notable fireplace to the main sitting room. The first floor provides a galleried landing with two particularly well-proportioned bedrooms and a single front bedroom; all of which are served by a family bathroom.

Pound Farm Cottage is approached over a shared hardstanding driveway providing parking to the front of the cottage. (please refer to Agent's Note below). The principal garden is chiefly to the side and rear, which is predominantly laid to lawn with an array of mature trees and herbaceous borders. The far eastern area features a pond with bridge over and a further expanse of lawn. Outbuildings include a potting shed, workshop and wood store.

Agent's Note

The parking at the property is granted via a Licence with the Grantor being the owners of Pound Farm House and the Grantees being the current owners of Pound Farm Cottage. It is understood that once Pound Farm Cottage has sold the parking Licence will be renegotiated with the owners of Pound Farm House.

A SUBSTANTIAL LISTED COTTAGE OCCUPYING A DISCREET RURAL SETTING WITH PRIVATE GARDENS APPROACHING 0.43 ACRES



Location

Pound Farm Cottage is located on the southern outskirts of the small hamlet of Milden. Milden enjoys close links to the nearby village of Lavenham which is regarded as one of the finest medieval settlements in Britain, with its wealth of period houses, famous church and of course the National Trust Guildhall in the Market Place. Notwithstanding its fame, Lavenham is a thriving community with a broad selection of shops and services. The market town of Sudbury which is about 7 miles south provides a commuter rail link to London Liverpool Street. The cathedral town of Bury St. Edmunds is about 16 miles north.

Services

Mains electricity and water. New private sewage treatment plant. Heating is via the Stanley range cooker in the kitchen. Superfast broadband

Local Authority

Babergh District Council.
Band G.



Boxford Road, IP7

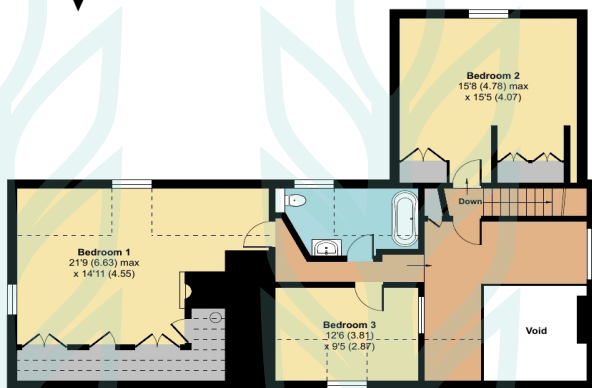
Approximate Area = 2440 sq ft / 226.7 sq m (excludes void)

Limited Use Area(s) = 194 sq ft / 18 sq m

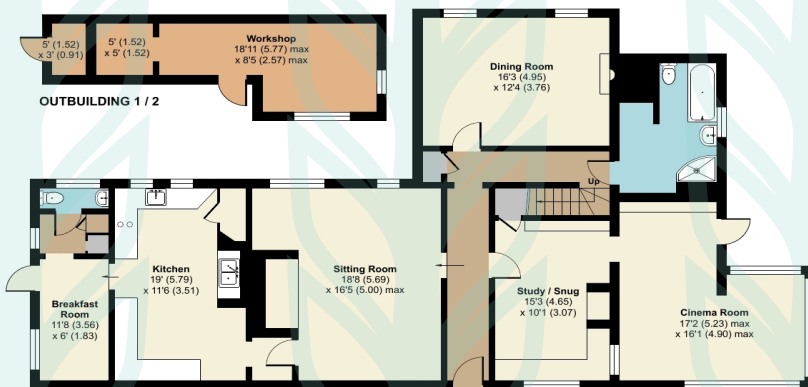
Outbuilding = 173 sq ft / 16 sq m

Total = 2807 sq ft / 260.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lacy Scott & Knight. REF: 1092236

Denotes restricted head height

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