



STONE COTTAGE

Lower Somersham | Suffolk



Chapman Sticks





Chapman Stickels

AN UNLISTED PERIOD HOUSE OCCUPYING AN ELEVATED RURAL POSITION WITH
OUTBUILDINGS AND GROUNDS EXTENDING TO SOME 1.17 ACRES

- Entrance Hall • Living / dining room • Kitchen / breakfast room • Utility room • Scullery •
• Landing • Four bedrooms (with one ensuite) • Family bathroom • Cart lodge •
• Workshop • Gardens and copse • In all, 1.17 acres •

Ipswich 6.5 miles / Needham Market 6.5 miles / Hadleigh 8 miles





The Property

Entirely surrounded by countryside, Stone Cottage is an individual detached house which is believed to date from the mid 18th century. Since then, numerous alterations have been made which includes two-storey additions to the south and north, the latter being a mock Tudor jettied front giving an imposing look.

Covering some 1,900sq.ft, the house provides an individual yet pleasing layout, and the accommodation is notably bright throughout which is accentuated by favourable ceiling heights.

The western part of the house consists of a single storey scullery, with a mix of brick and pamment tiled floor, a butlers sink and plumbing / space for a washing machine. The adjacent kitchen / breakfast room has been refitted by the current owners with new cupboards, drawers, integral appliances, and oak worksurfaces with inset butlers sink.

A welcoming front hall leads to the full width living / dining room which is generously proportioned, with a heavily timbered ceiling, and a fireplace housing a recently installed wood burner.

Via an impressive oak staircase, the first floor provides four bedrooms which all give further fabulous views over the gardens and adjacent countryside to all aspects. Both the family bathroom and ensuite shower room to bedroom one have been tastefully modernised by the current owners.

Stone Cottage is positioned on raised land, giving a prominent look on the approach which is via a track shared with just one other neighbour. The house is also set well back in its plot, providing extensive front parking and a vegetable garden. A range of single storey outbuildings built of part brick and flint all give scope for conversion, such as an annex or home office.

The majority of the land extends to the rear of the house (south) where the secluded gardens consisting of areas of lawn, a deciduous copse with a large natural pond ascend to the far southern boundary,

Location

Situated off a minor country lane, Stone Cottage is located in a wonderful rural location which is about 1 mile south west from the village centre. Somersham is served by a range of village amenities comprising two churches, hair salon, primary school, garage, village hall and community shop. Approximately five miles away is the neighbouring town of Ipswich which provides mainline railway station with direct links to London Liverpool Street.

Services

Mains water and electricity. Private drainage.

What3words

nets.brilliant.physics

Local Authority and Council Tax

Babergh & Mid Suffolk District Council
F (2025)

EPC Rating

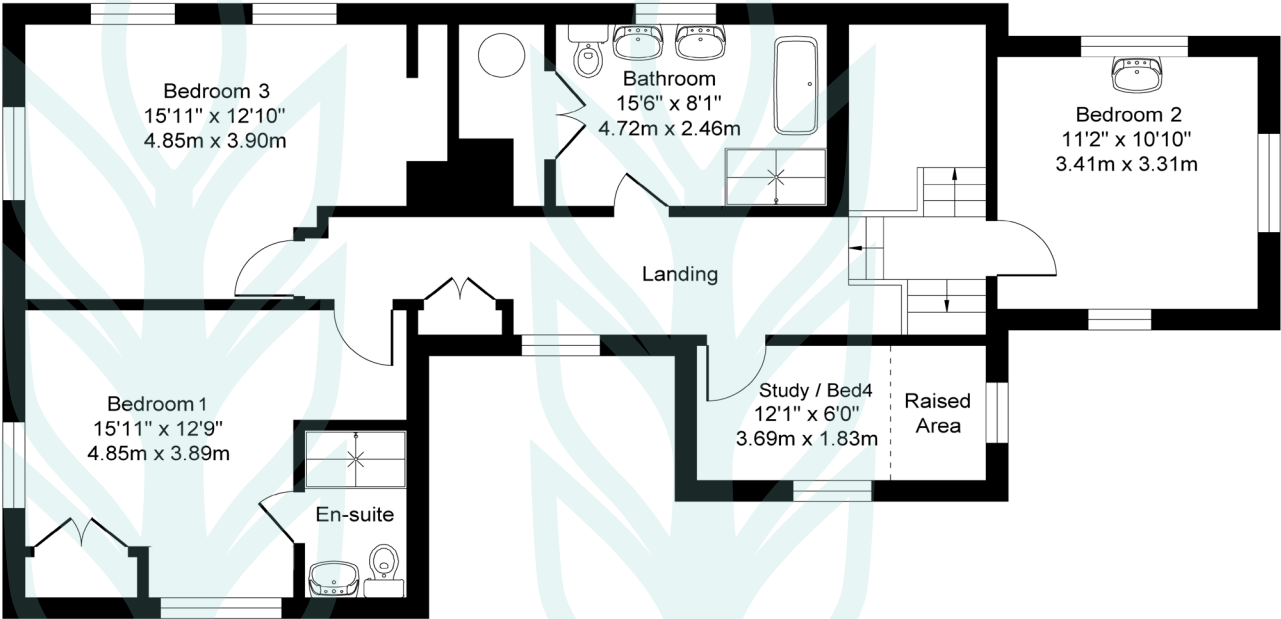
Current G (20). Potential E (54).



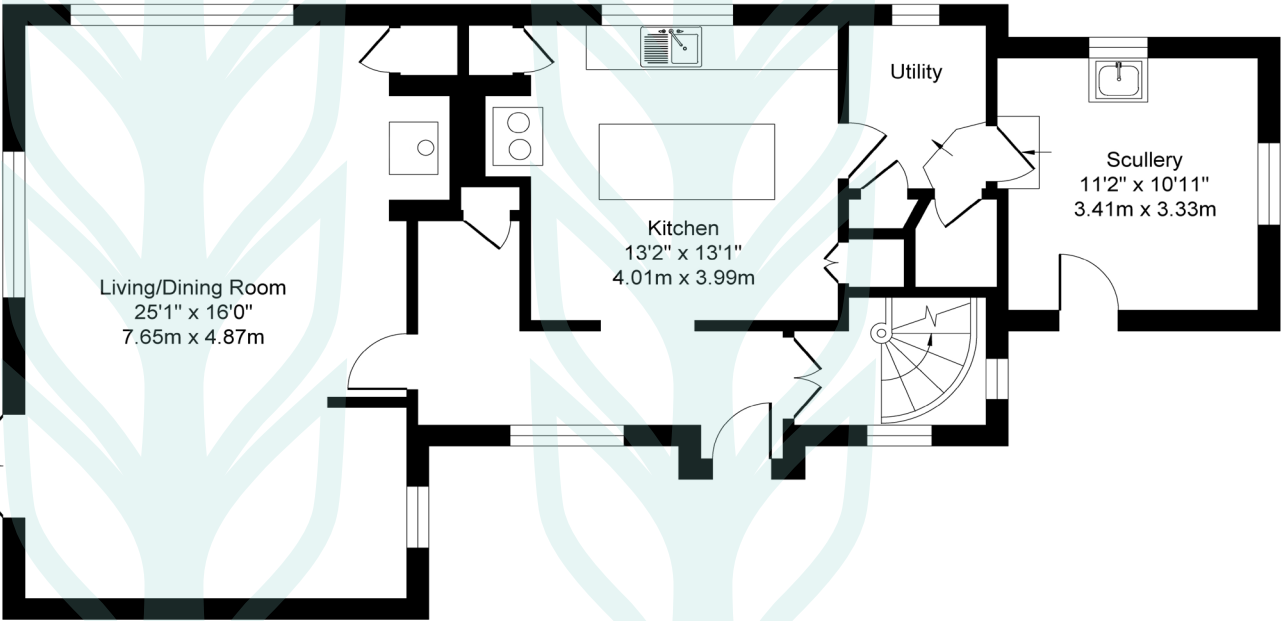


Stone Cottage, Lower Somersham, Suffolk, IP8 4PS

Approximate Floor Area Main House - 1909 sq. ft / 177.43 sq. m
Barn - 779 sq. ft / 72.44 sq. m



First Floor



Ground Floor

Barn



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