



BIRCHWOOD

Lindsey | Suffolk



Chapman Stickels

BIRCHWOOD, THE TYE, LINDSEY SUFFOLK, IP7 6PP

Hadleigh – 5 miles
Lavenham - 6 miles
Sudbury - 9 miles
Manningtree Station - 15 miles

- Central hall • Open plan kitchen / breakfast / sitting room •
 - Utility room • Dining room • Cloakroom •
- Three bedrooms (ensuite and dressing room to Bedroom 1) •
 - Family bathroom • Garage with rear store • Garden •

The Property

Occupying a secluded position within the former grounds of a neighbouring listed building, Birchwood, is an individual detached house which was completed in 2021 to an exceptionally high standard.

Architecturally designed to complement the immediate rural area, this new build has a traditional barn style exterior, with mostly black pine weatherboard elevations under a peg tiled roof.

Via a recessed porch, a wide and welcoming central hall with solid oak flooring extends to the core of the house. Notable features include an impressive oak stairs with a distinctive curved wall which is pronounced in the triple aspect dining room with further solid oak flooring.

Catering for modern living, much of the ground floor consists of the impressive, open plan kitchen / breakfast / sitting room which offers a practical and pleasing layout. The contemporary kitchen is fitted on two walls, with numerous solid oak cupboards, marble worksurfaces and a twin inset butlers sink. Numerous integral appliances include electric range cooker and septate oven. The extensive oak flooring extends to the dining area and sitting room, both of which provide twin French windows onto the main garden. A further notable feature is the brick 'half-barrel fireplace, with inset wood burner.

On the first floor, three double bedrooms are set around a central landing. Offering an ensuite shower room and separate dressing room, the main rear bedroom (as does bedroom 3) enjoys views over the main garden and countryside beyond. Bedroom two is to the front, which gives a further attractive vista over fields to the west.

Outside, the property is set well back from the minor country lane, with a front driveway leading to a single garage with rear store.

The part walled garden is to the rear (east) consisting of a raised flagstone patio which leads onto an area of lawn. Beyond the far eastern boundary is the neighbouring garden to the north, with meadows beyond which all provide an attractive rural backdrop.

AN INDIVIDUAL MODERN HOUSE DISCREETLY LOCATED IN THE VILLAGE TOGETHER WITH OFF-ROAD PARKING, GARAGE AND PRIVATE REAR GARDEN



Agents note

The installed lift is an integral part of the building, which was purposely considered in its design. It provides straightforward access from the inner hall to the first-floor landing.

Services

Mains water and electricity are connected. Air source heat pump. Modern sewage treatment plant. Fibre broadband. External water and power.

Local Authority and Council Tax

Barbergh & Mid Suffolk District Council. Band E (2025)

Location

Birchwood forms part of the small rural village of Lindsey, within a particularly pretty and sought after stretch of countryside. This popular quaint village provides a well-regarded public house, The Lindsey Rose, which is some 200 yards away. Hadleigh, one of Suffolks finest ancient market towns, is some 4 miles away and has a wide-ranging mix of amenities including shopping, leisure and recreational activities. Colchester mainline station is 16 miles away, with a fast connection to London Liverpool Street in just 47 minutes.



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Approximate Floor Area
Main House - 1781 sq. ft / 165.47 sq. m (Excluding R.H.H)
Garage - 211 sq. ft / 19.61 sq. m

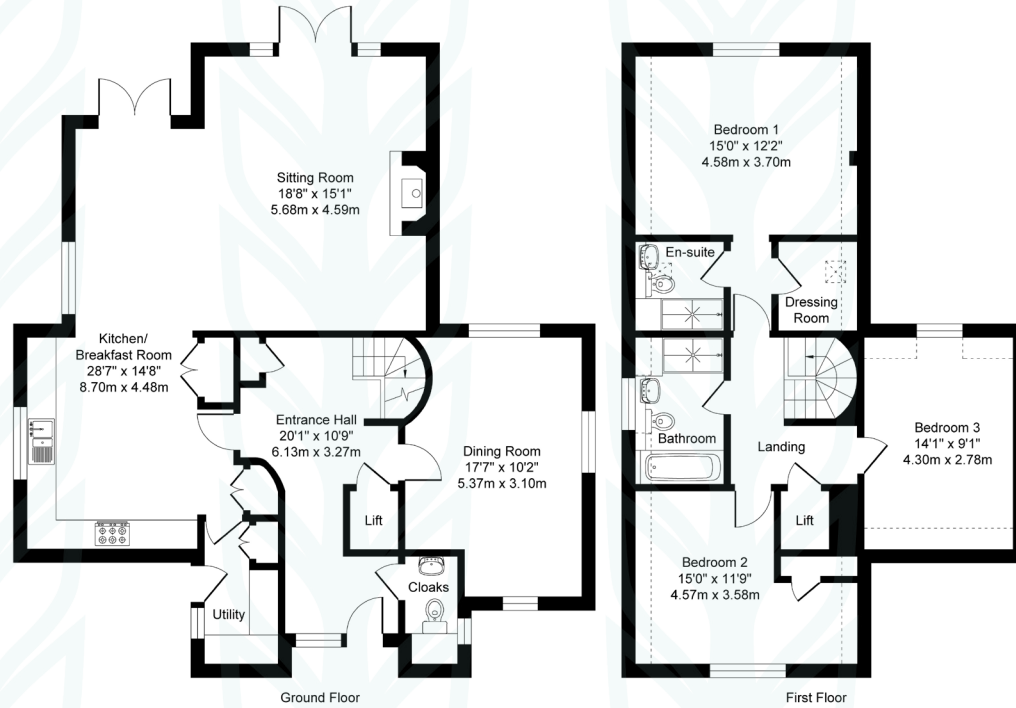
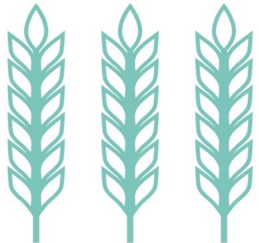


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