



# IVYDENE

Lindsey | Suffolk



Chapman Stickels









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A BEAUTIFULLY PRESENTED COTTAGE SET WELL BACK IN SOME 1.4 ACRES OF PRIVATE GARDENS AND GROUNDS WHICH ADJOIN OPEN COUNTRYSIDE

- Entrance hall • Dining room • Sitting room • Rear lobby • Snug •
- Kitchen / breakfast room with pantry • Shower room •
- Four double bedrooms (two ensuite) • Garage • Outbuilding with wood store •
- Landscaped front & rear gardens •
- Off-road parking for several vehicles via a private driveway • In all, 1.4 acres •

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









### The Property

Occupying a wonderful semi-rural setting, Ivydene is a substantial reed thatched cottage with a modern, two storey rear addition. According to its grade II listing, the cottage is believed to date from the late 16th century, and as such the original parts provide numerous period features, which unusually includes the original main stairs which are particularly well preserved.

Via the front porch, the core reception areas to the original part consists of the connecting dining and sitting rooms, where the latter provides a central inglenook fireplace with wood burner. To the opposite side of the rear hall is the end snug, which similarly to the dining and sitting room give twin aspect views over the front and rear gardens.

To the rear, a modern single storey addition comprising the shower room and side hall leads into the main two storey part, where the remaining ground floor offers a spacious kitchen / breakfast room which is fitted with solid oak wall cupboards and work surfaces, butler sink, and an electric AGA. To one corner is a pantry, with full height cupboards, further work surfaces, and a washing machine.

Above the kitchen / breakfast room is the self-contained, twin aspect main bedroom (with ensuite) providing views over the extensive rear gardens.

A further, self-contained ensuite double bedroom is to the southern end of the main cottage, which also has independent stairs via the rear hall.

The original main stairs give access to the remaining twin aspect double bedrooms, which again give wonderful views over to the front and rear.

Outside, the cottage is attractively set well back in its generous plot, forming a large front lawn defined by established yew hedges, flower borders, and mature yew tree to the northern boundary.

A private driveway to the southern front boundary provides ample off-road parking, which gives access to a single garage with workshop area.

Adjoining meadows on two sides, the principal rear garden consists of a brick patio with adjoining flagstone terraces. Extensive areas of lawn extend to the south east, with raised vegetable planters, an orchard, a cluster of oak trees and further trees which include mulberry, walnut and willow. Towards the far eastern boundary is a grazing paddock with timber post and rail fencing. Further outbuildings include a detached store. In all, the property covers about 1.4 acres.

### Agents Note

The entire reed thatch was replaced in December 2021.









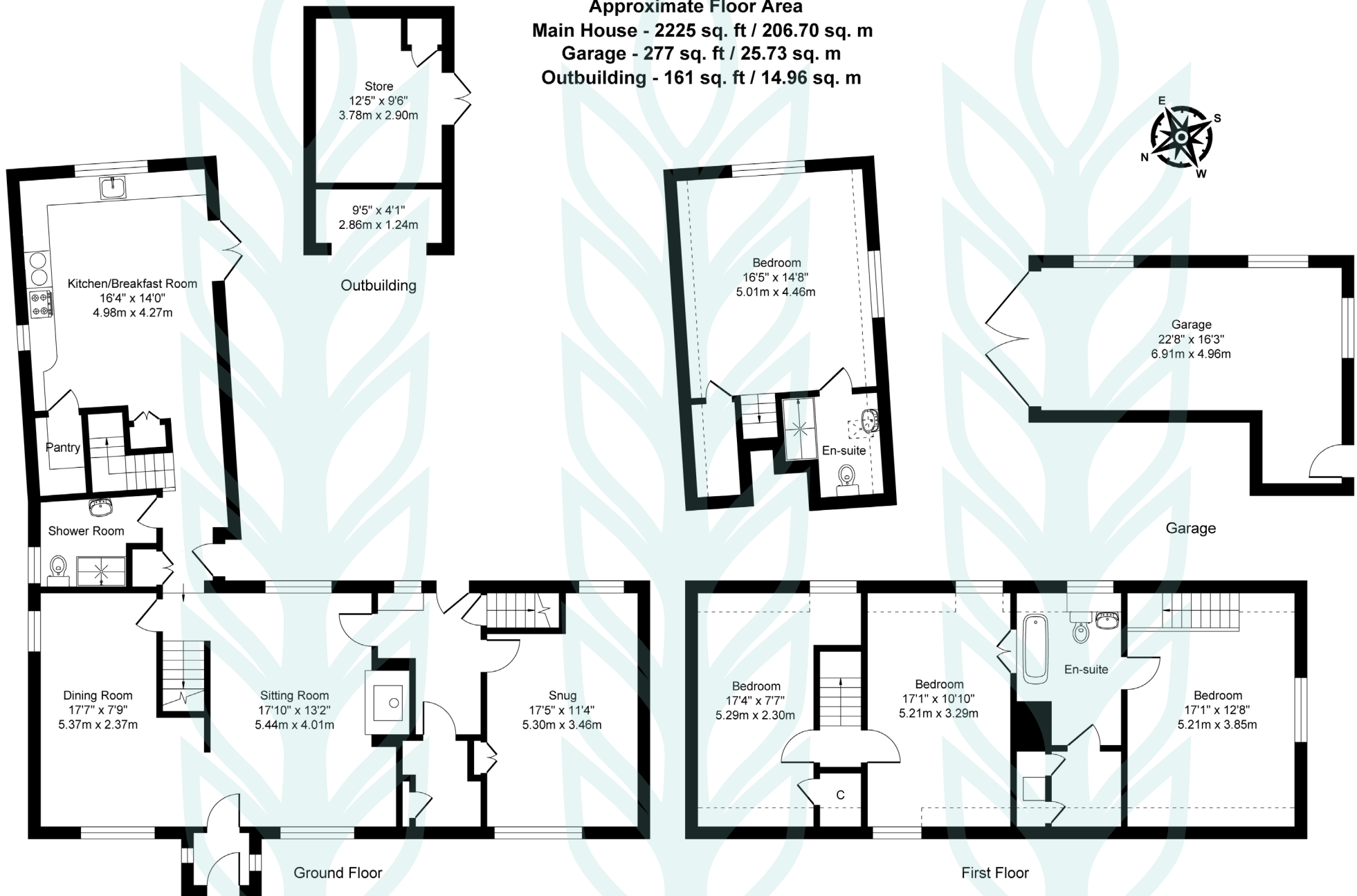
# Ivydene, The Tye, Lindsey, Suffolk, IP7 6PP

## Approximate Floor Area

Main House - 2225 sq. ft / 206.70 sq. m

Garage - 277 sq. ft / 25.73 sq. m

Outbuilding - 161 sq. ft / 14.96 sq. m





## Services

Mains water and electricity are connected. Air source heat pump. Modern sewage treatment plant. Fibre broadband. External water and power. Underfloor heating to kitchen / breakfast room and main bedroom ensuite.

## Local Authority and Council Tax

Babergh & Mid Suffolk District Council.  
Band F (2025)

## Location

Ivydene 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 Suffolk's 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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