



TYE COTTAGE

Nedging Tye | Suffolk



Chapman Stickels

TYE COTTAGE, IPSWICH ROAD, NEDGING TYE, SUFFOLK, IP7 7BW

Hadleigh - 7 miles

Bildeston - 2 miles

Needham Market - 7 miles

- Entrance hall • Dining room • Sitting room • Study area •
 - Kitchen • Cloakroom • Lobby • Pantry •
- Two double bedrooms • Family bathroom • Off-road parking •
 - Detached double garage • Studio • Private gardens •

Annexe comprises

- Sitting room • Kitchen • Shower room • Double bedroom •

The Property

Surrounded by farmland on three sides, Tye Cottage is an attractive 'stand alone' cottage located in the rural parish of Nedging Tye. Listed Grade II, the cottage is believed to date from the 16th / 17th century and provides much character and charm. The property has been sympathetically improved in recent times, which complements the numerous features of its period. These include exposed wall and ceiling beams, oak ledged doors, and fireplaces with wood burners to both reception rooms. In addition, the cottage was rethatched in 2020-21. To the rear is the kitchen, which is fitted with black granite worksurfaces on two walls with inset butlers sink, range cooker and an array of base and eye level units. Having been recently updated, the kitchen was replaced at a similar time to the cloakroom, bathroom and the double-glazed casement windows. On the first floor are two double bedrooms and the family bathroom, all enjoying views over the pretty garden.

Outside, the cottage is set well back and 'side-on' to the village road providing a good sense of privacy and seclusion, with most of the well-maintained gardens to the south and east which abutt a natural pond. Fronting the village road is a driveway with additional hardstanding area providing ample off-road parking.

A WELL PRESENTED LISTED COTTAGE SET IN SOME 0.25 ACRES OF PRIVATE GARDENS, TOGETHER WITH A ONE BEDROOM ANNEXE, STUDIO, AND DETACHED DOUBLE GARAGE



To one corner is a detached double garage with power connected and ample storage space above, and a fully insulated studio lending itself to many uses, also with power connected.

Immediately to the north of the cottage is a detached, one-bedroom annexe which comprises a central sitting room, kitchen, shower room and an end double bedroom.

Location

Nedging Tye is a rural hamlet located in the parish of Nedging-with-Naughton, which is a sprawling rural village with numerous clusters of properties of different ages and types, with Nedging Tye being on the northern periphery of the parish. The picturesque village green of Naughton with its church and the charming Wheelhouse pub is only 0.4 miles to the south of Tye Cottage. The nearby village of Bildeston is located some 2 miles to the west, offering a good selection of day-to-day amenities including the excellent Bildeston Crown pub and restaurant, doctors' surgery, the village stores and post office and a further quaint pub (The Kings Head).

Services

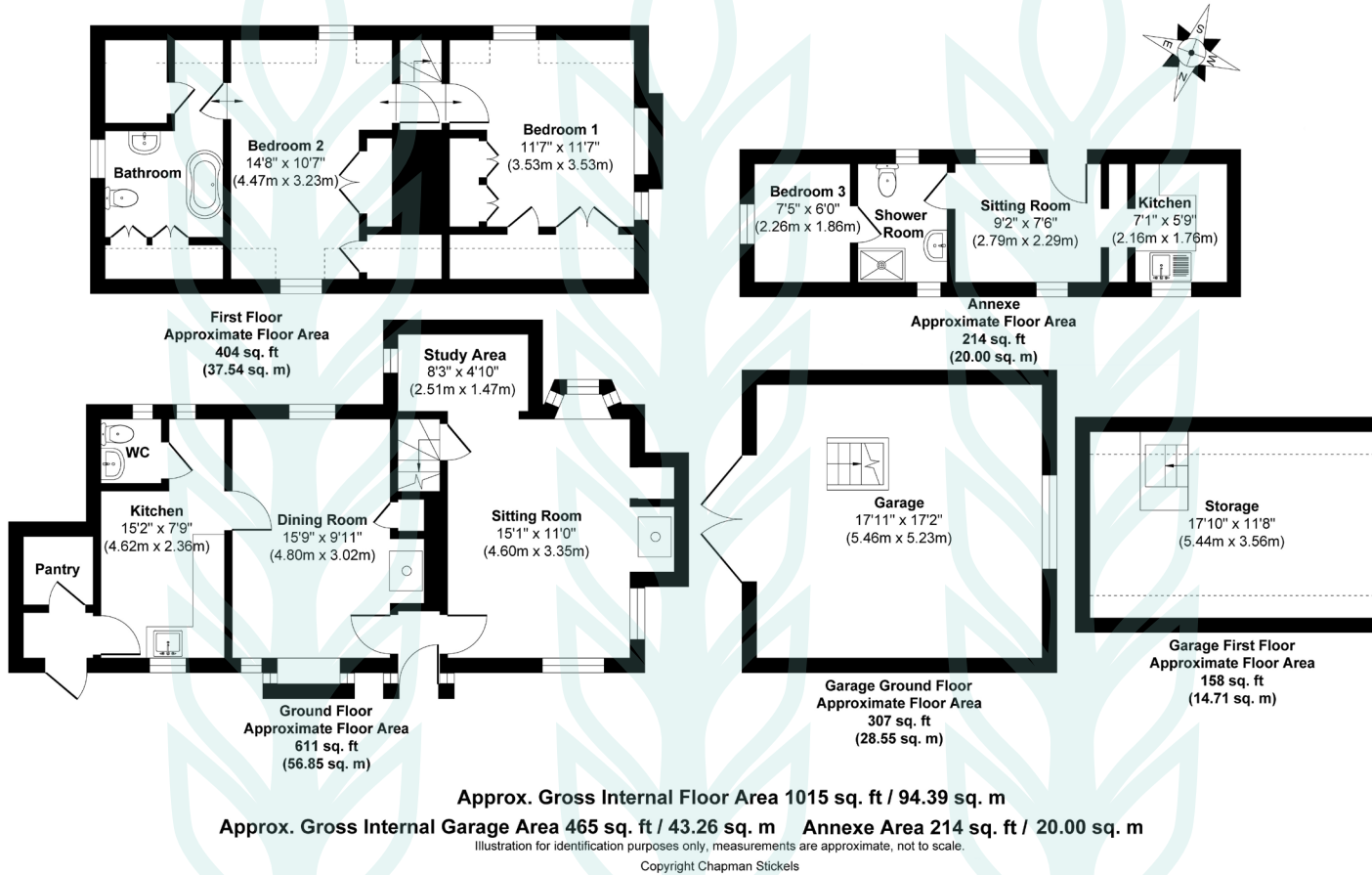
Mains water and electricity. Oil-fired heating (Boiler installed 2023). Private sewage treatment plant. Underfloor heating in the kitchen. Range cooker on Calor gas.

Local Authority and Council Tax

Babergh & Mid Suffolk District Council
Band E - (2025)



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