



2 Town Farm Cottage, Chediston

Halesworth



Minors & Brady

2 Town Farm Cottage

Chediston, Halesworth

Behind its cottage frontage lies a three-storey mid-terraced home filled with character and warmth, where period details meet modern comfort. Step inside to discover a welcoming lounge with a wood-burning stove, a country-style kitchen opening to the garden, and a stylish bathroom, all carrying the charm of exposed beams and traditional features. Across the upper floors, three well-proportioned bedrooms provide comfort and versatility, including a loft-style room with countryside views and useful storage. Outside, the front and rear gardens enjoy a sunny aspect and feature a summerhouse, shed, and patio seating, creating inviting spaces to unwind, while shared driveway parking adds convenience. Everyday living is further supported by Wi-Fi-controlled heating and a recently fitted septic tank, ensuring the home is as practical as it is full of charm.

Location

Chediston is a peaceful Suffolk village surrounded by open countryside, just a short drive from the popular market town of Halesworth. The area offers a close-knit rural setting with a traditional village church, scenic walking routes, and easy access to the nearby amenities of Halesworth, including shops, cafes, restaurants, schools, and a train station with direct links to London Liverpool Street. For leisure and days out, the renowned Suffolk Heritage Coast is within easy reach, with Southwold and Walberswick offering sandy beaches, coastal walks, and local dining. This location provides the charm of village living with excellent connections to both town and coast, making it an appealing choice for those seeking a quieter lifestyle with convenience nearby. The wider area also provides golf courses, nature reserves, and cultural attractions, adding further appeal for both families and those looking to enjoy Suffolk's countryside and coast.



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Stepping through the quaint storm porch, you enter directly into the lounge, a characterful living space rich in period detail. Exposed black timber beams create a striking contrast against the white ceiling, while original floorboards and solid wood flooring add warmth underfoot. A large inglenook brick fireplace with an inset wood-burning stove and tiled hearth forms the heart of the room, complemented by traditional wooden doors and a generous front-facing window that fills the room with natural light. Together, these features create a warm and inviting setting that captures the essence of cottage living.

Moving through to the kitchen, the charm continues with exposed ceiling beams, textured walls, and tiled flooring. Fitted cabinetry in a soft blue tone pairs with wooden worktops and open shelving, giving both practicality and character. A traditional stable door provides direct access to the garden, while a wide window offers open views and floods the space with daylight. There is ample room for everyday essentials, including fridge-freezer, washing machine, and a cooker set within the original fireplace nook.

Just beyond, the ground floor bathroom introduces a more contemporary touch, styled with a dark modern palette and white tiling for contrast. A bath with shower over, pedestal sink, and WC are complemented by exposed beams and a traditional latch door. A large frosted window brings in natural light while ensuring privacy, creating a fresh and welcoming feel.

The first floor is home to two well-proportioned double bedrooms. The principal room to the front is a spacious double with twin windows, exposed beams, and a built-in wardrobe cupboard, while the rear bedroom enjoys open countryside views and includes built-in shelving, making it both practical and charming.



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On the second floor, a loft-style double bedroom sits beneath the eaves, its dormer window drawing in natural light. Exposed beams and sloping ceilings give it real character, while access to a generous loft storage area with lighting, power, and the twin immersion cylinder makes it particularly versatile, whether used as a guest room, study, or creative retreat.

Outside, the property enjoys both front and rear gardens. To the rear, a private enclosed garden backs onto open fields, offering lawn, patio seating area, a summerhouse with power, and a separate storage shed. Its sunny aspect makes it a peaceful spot throughout the day.

Practical parking is available via the shared driveway, which serves Number 2, Number 3, and the neighbouring farm access.

Further benefits include Wi-Fi controlled modern electric radiators for efficient heating and a brand new septic tank installed just two years ago, ensuring ease of maintenance for years to come.

Agents notes

We understand that the property will be sold freehold, connected to main services water and electricity.

Heating system- Electric Central Heating

Council Tax Band- A

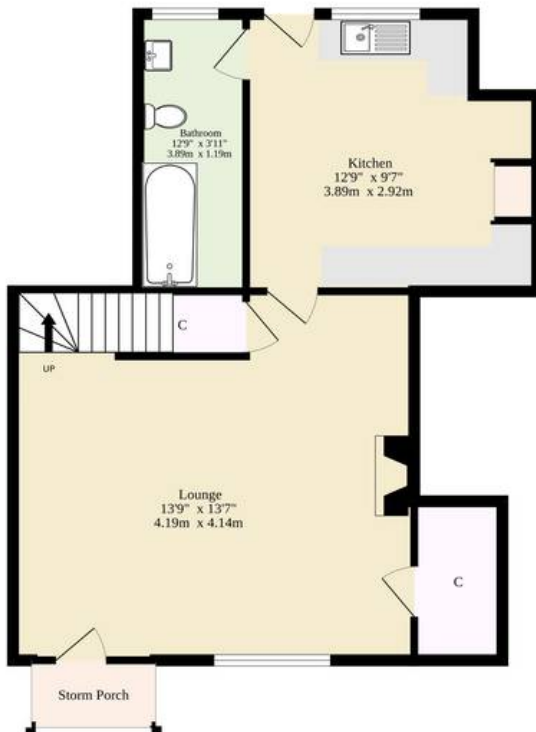
Drainage- Septic tank, with a service agreement in place between the three cottages

Rights of access are in place across the neighbouring property, with reciprocal arrangements benefiting Number 2

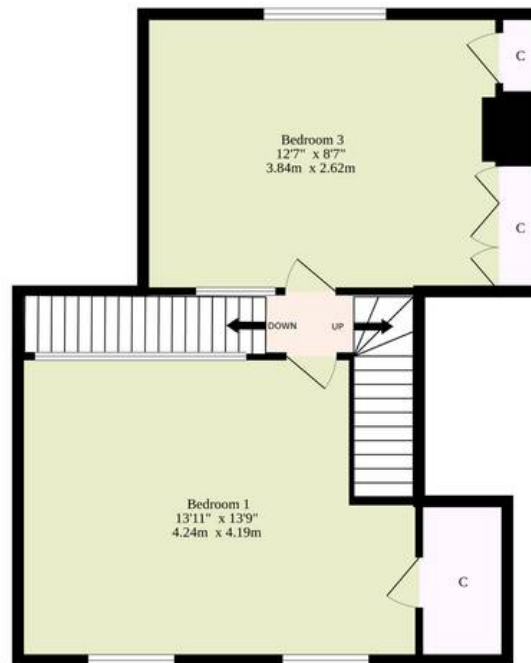


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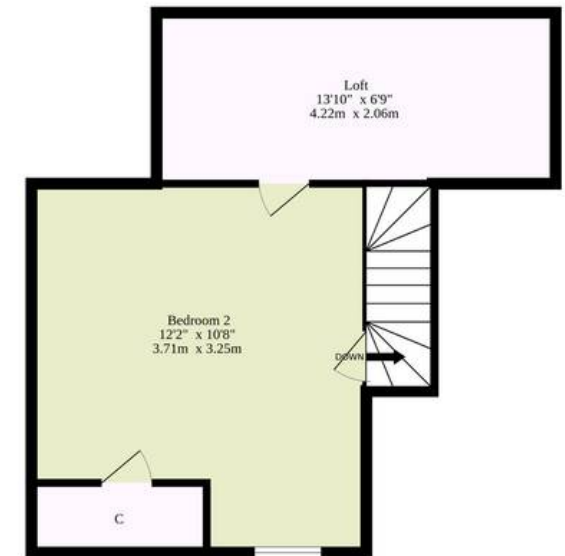
Ground Floor
313 sq.ft. (29.1 sq.m.) approx.



1st Floor
298 sq.ft. (27.7 sq.m.) approx.



2nd Floor
222 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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