



129 High Street | Bildeston | Suffolk | IP7 7EL

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TOWN & VILLAGE
PROPERTIES

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129 High Street, Bildeston, Suffolk, IP7 7EL

“A characterful, Grade II Listed two/three bedroom cottage offering a wealth of period features, an enclosed rear courtyard garden & being within easy reach of the village centre & amenities.”

Description

A characterful, Grade II Listed two/three bedroom cottage occupying an enviable position just a stone's throw from the village centre and its wide range of amenities.

Of period origin, the property is believed to date from the 17th Century and enjoys later Victorian additions. Amongst the wealth of period features are exposed timbers and Suffolk latch doors. Further benefits include an enclosed rear courtyard garden.

About the Area

Bildeston is a thriving village set in the heart of the picturesque Suffolk countryside and close to the medieval Wool Towns including historic Lavenham. There is a small village store with post office, cycle shop, health care centre, hairdressers, sports field, village hall, church, primary school, bus service to various larger towns, two public houses and the renowned Bildeston Crown Hotel which was a former 15th Century coaching inn. Railway stations can be found at Stowmarket and Ipswich, both of which have a mainline connection to London's Liverpool Street Station.

The accommodation in more detail comprises:

Front door to:

Sitting Room Approx 19' x 13'1 (5.80m x 4.00m)

An impressive and generous room with bay window to front aspect, exposed timbers, feature inset with wood burning stove on a tiled hearth and door to:

Rear Hall

Stairs rising to the first floor and doors to:

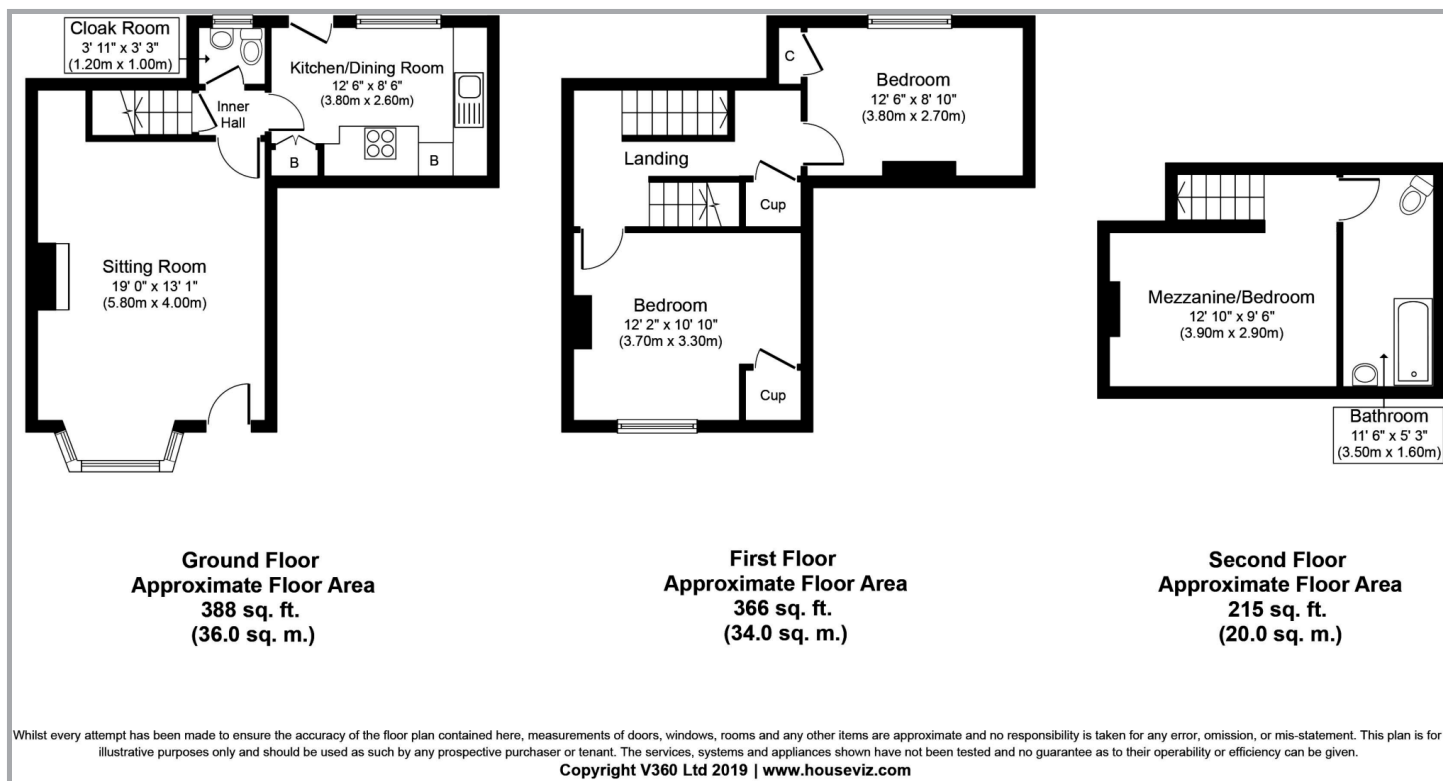
Cloakroom

White suite comprising w.c, hand wash basin, heated towel rail, tiled flooring and frosted window to rear aspect.

Kitchen/Dining Room Approx 12'6 x 8'6 (3.80m x 2.60m)

Light and airy room with window to rear aspect and door to rear opening onto the terrace. The kitchen is fitted with a matching range of wall and base units with worktops over and inset with stainless steel, sink, drainer and chrome mixer tap. Integrated appliances include Neff oven with four ring induction hob and extractor over, fridge/freezer, dishwasher and washing machine. Tiled flooring and door to storage cupboard housing the recently refitted electric boiler.





First Floor Landing

With a high ceiling extending to the mezzanine room above. Staircase rising to the second floor, under stair storage cupboard, exposed timbers and doors to:

Master Bedroom Approx 12'2 x 10'10 (3.70m x 3.30m)

Double room with door to storage cupboard, exposed timbers and sash window to front aspect.

Bedroom Two Approx 12'6 x 8'10 (3.80m x 2.70m)

Double room with leaded window to rear aspect overlooking the courtyard garden, feature fireplace with inset Georgian grate and door to storage cupboard.

Second Floor Mezzanine/Bedroom Three Approx 12'10 x 9'6 (3.90m x 2.90m)

An area ideal for a variety of uses with an open-plan aspect overlooking the first-floor landing. Exposed timbers.

Bathroom

Stylish and contemporary white suite comprising w.c, hand wash basin, panelled bath shower attachment, tiled walls, extractor and access to loft.

Outside

The property stands on Bildeston's historic high street and is nestled close to the attractive market place and village shop as well as being within walking distance from the widely renowned Bildeston Crown Public House. Parking is available on the street outside the house on a first come first served basis. To the rear of the property is a low maintenance private courtyard garden enjoying a predominately west-facing aspect and with boundaries clearly defined by brick walls for the most part.

Agents Notes

- We are obligated to inform any prospective purchasers that in line with the Section 21 of the Estate Agents Act 1996, there is a personal interest in that the property is owned in part by an employee of Town & Village Properties Ltd.
- We understand that the property is Grade II Listed.
- We understand that this property is subject to a flying freehold, further details of which can be found by contacting agent.

Local Authority

Babergh District Council

Council Tax Band – C

Services

Mains water, drainage and electricity. Electric heating.

Disclaimer

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Energy performance certificate (EPC)

129 High Street Brideson IPSWICH IP7 7EL	Energy rating E	Valid until: 11 March 2032 Certificate number: 9395-2000-5207-2222-4200
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Property type	Mid-terrace house
Total floor area	87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. It has the potential to be B.

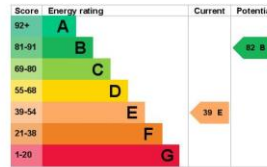
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Town and Village Properties
Grove House, 87 High Street
Needham Market
Suffolk
IP6 8DQ

Email: info@townandvillageproperties.co.uk