



Stone Cottages, Stradbroke, Suffolk



A pretty flint cottage with impressive contemporary side extension creating a stunning three/four bedroom home with flexible accommodation, bright open plan living, ample off-road parking, double garage with studio. Option for one bed annex.

LOCATION Stone Cottage is located on the Laxfield Road just on the outskirts of the village of Stradbroke, which offers local shops and services including a Spar convenience store that caters for all day-to-day needs, a bakery, butchers, medical centre, village hall, children's play areas, hairdressing salon, library/Post Office, Stradbroke Baptist Church, two public houses, Church of England VC Primary School and Stradbroke High School. The historical and imposing All Saints Church, with its 15th century tower, is located in the heart of the village and is visible for miles around. There is also a sports centre with a swimming pool, gym and tennis courts, as well as numerous clubs and societies, including a popular cricket club, tennis club, bowls club and football clubs. The South Norfolk town of Diss, with Morrisons, Tesco and Aldi supermarkets, lies about 10.5 miles to the north-west of the property. From here are direct trains to Norwich and London's Liverpool Street station. Framlingham, with its medieval castle, is approximately 9 miles to the south, and the Heritage Coast, with the popular centres of Southwold, Walberswick and Dunwich, is about 18 miles to the east. The county town of Ipswich lies about 23 miles to the south, and Norwich is about 29 miles to the north.



STONE COTTAGE - INTERIOR You are welcomed into the property via a part glazed door in the new extension into a bright Entrance Hall with a handy cloak's cupboard. A door to the left leads into the vaulted double height Sitting Room with tiled floor and impressive brick fireplace with inset wood burner. This leads through to the dining area and kitchen which are flooded with natural light thanks to glazed bi-fold doors leading straight out to the rear garden and a bespoke roof lantern. The kitchen has a generous range of graphite and white shaker style wall and base units with a peninsular housing an electric range cooker, with wooden worktop above. There is also an integrated dishwasher and space for a freestanding fridge/freezer. This space benefits from underfloor heating throughout.

To the right, the hallway leads to the bedrooms, bathroom and utility room. The utility room has a window overlooking the drive and a great range of wall and base units with a wooden worktop. There is plumbing and space for a washing machine and tumble dryer, along with space for hanging coats and boots and a stainless-steel inset sink and drainer. The family bathroom has white metro tiling and a white bath with shower over, basin, wc and heated towel rail. The main bedroom has glazed double doors allowing views and access out into the rear garden, a useful dressing area and en-suite shower room. The second and third bedrooms both have windows opening onto a small inner courtyard which is accessed via double doors from the hallway.

The original flint cottage dates back to the 1840's is currently arranged as a separate one-bedroom annex with its own entrance. There is the option to reinstate a doorway to internally link the newer extension with the cottage allowing total flexibility.

The cottage has its own wooden front door leading into a lobby with a step down into the open plan living room and kitchen. There is a fireplace with wooden mantle over and windows to the front and side along with a range of fitted kitchen base units with inset sink and drainer. A pine door to the side of the fireplace leads to the staircase rising to the 1st floor. There is a bedroom with a window the front leading through to a further space, currently used as a dressing area, and on to a shower room, with tiled shower cubicle, wc, basin and heated towel rail. The cottage benefits from period features, exposed beams and Suffolk latch and brace internal doors along with the convenience of radiator oil fired central heating and double-glazed windows.



STONE COTTAGE - EXTERIOR The house is screened from the road with a hedge and two gates provide access into a large, gravelled drive with plenty of off road parking and turning space for numerous vehicles.

The rear garden has a contemporary paved patio close to the house ideal for entertaining and dining. There is a large lawned area with establish borders to both sides. At the far end of the garden is the "pub" - a substantial summerhouse with power and light connected offering somewhere to relax and unwind.

There is a completely separate wooden framed double garage built with barn style cladding to match the main house under a pan tile roof. Internally there is an open space on the ground floor with two sets of double doors and stairs leading up to a fully insulated studio on the first floor with double Velux windows over-looking the rear garden.

TENURE - The property is freehold and vacant possession will be given upon completion

LOCAL AUTHORITY. Mid Suffolk District Council

Tax Band: B

EPC: D

Postcode: IP21 5JT

What3Words: ///circulate.rounds.depth

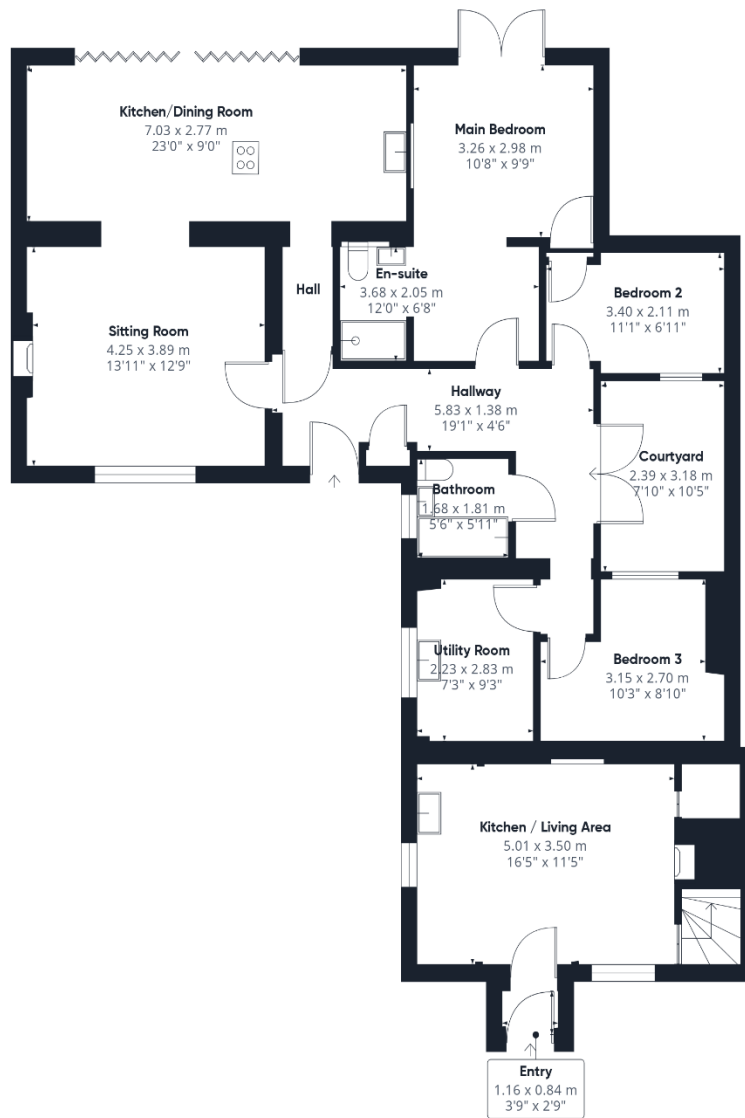
SERVICES - Woodburning stove to the Sitting Room, oil fired central heating via radiators and underfloor to living/dining/kitchen, mains water and electricity, private drainage system.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.







Floor 0 Building 1



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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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