



The Tye, Lindsey

Sheridans



The Tye, Lindsey IP7 6PP

Guide Price £775,000

A beautifully presented, extended five bedroom detached house, arranged to provide spacious and well appointed living accommodation including a 22ft sitting room with new fireplace and wood burner, 15ft 10ins dining room, conservatory, superb 22ft fitted kitchen/breakfast room, utility room, ground floor cloakroom, en-suite facilities to the principal and guest bedrooms, additional first floor bathroom together with a detached double garage and ample off road parking, complemented by beautifully landscaped gardens and situated on the edge of this popular village some 300 yards approximately from the popular Red Rose Inn.

We believe originally built during the 1980's and extended in more recent years 'Linnets Field' is a mixture of rendered and weather boarded elevations under pitched roofs clad with tiles, benefits from sealed unit double glazing throughout, oil fired radiator heating and solar panels. The accommodation in brief comprises of an open oak entrance porch leading through to a reception hall with oak post, staircase off to first floor and door to the spacious triple aspect sitting room displaying a fine traditional fireplace with wood burner and French doors leading through to a conservatory enjoying views of and with French doors to rear gardens. French doors and a door from the reception hall lead to the dining room which is an ideal reception for entertaining with window to rear and door to side. The more recently enlarged kitchen breakfast room is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces and complemented by built in appliances. The ground floor accommodation is completed by a separate utility room, rear hall, cloakroom and boiler room.

On the first floor is a part galleried landing with airing cupboard and leading to a charming study area with exposed oak work beneath a high half vaulted ceiling with roof light window and window overlooking rear gardens.

The dual aspect master bedroom has fitted wardrobe cupboards whilst complemented by a luxurious en-suite bathroom with bath, separate shower enclosure and Travertine tiling. The four remaining bedrooms all offer delightful views over gardens and countryside and an en-suite shower and stylish family shower room completes the accommodation.



Outside

Linnets Field is approached through a pair of traditional five bar gates, opening to a driveway providing extensive vehicle parking, turning space and access to a detached double garage of mainly weather board elevations under a pitched roof clad with tiles, two double timber doors to front, part glazed personal door and window to side, ample roof storage, light and power connected. Footpaths to either side of the property provide access to the rear gardens.

The house sits well back from this minor country road within beautifully landscaped and well maintained gardens which are laid mainly to lawn with well stocked mature flowering and shrub borders and fruit trees. Immediately to the rear of the property are a series of paved terraces partially bounded by low brick walls providing ample seating areas with a number of mature specimen trees all bounded by well kept natural hedges.

A picket fence separates the rear formal gardens from the substantial vegetable garden, complimented by a large 19" aluminium framed greenhouse, timber shed and useful log storage area. All in about 0.5 of an acre.

Location

Linnets Field enjoys a delightful semi rural setting set along a quiet lane close to open countryside. Lindsey is a popular and pretty village surrounded by open countryside which has a church and public house. The neighbouring villages of Kersey and Monks Eleigh also have charming traditional pubs and also a farm shop. The market town of Hadleigh is five miles distant along with the ancient town of Colchester (11 miles) with its mainline station providing easy access to London's Liverpool St Station.

Directions

Take the A1141 Hadleigh to Lavenham Road off the A1071 Hadleigh Bypass. Stay on the A1141 for approximately 3 miles passing Hollow Trees Farm shop on the left. Turn left at the next crossroads, sign posted Lindsey. Linnets Field is the third house on the right.



- Reception hall
- 22.ft kitchen breakfast room
- Utility, cloakroom, boiler room
- Sitting room with wood burner
- Dining room
- Conservatory
- Master suite, study, luxurious en-suite bathroom
- Four bedrooms, en-suite shower, re-fitted family bathroom
- Ample parking, double garaging
- Delightful gardens in all about 0.5 of an acre

Services

Mains electricity, drainage and water. Heating - Oil fired radiator central heating. Solar panels with index linked feed-in tariff until 2036 estimated payout for 2022 £1900.

Electric car charging point fitted 2022

Council Tax: Babergh Band: F

Broadband speed: Up to 59 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

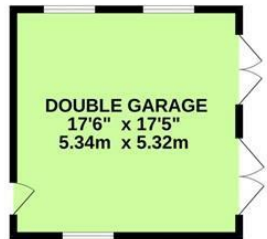
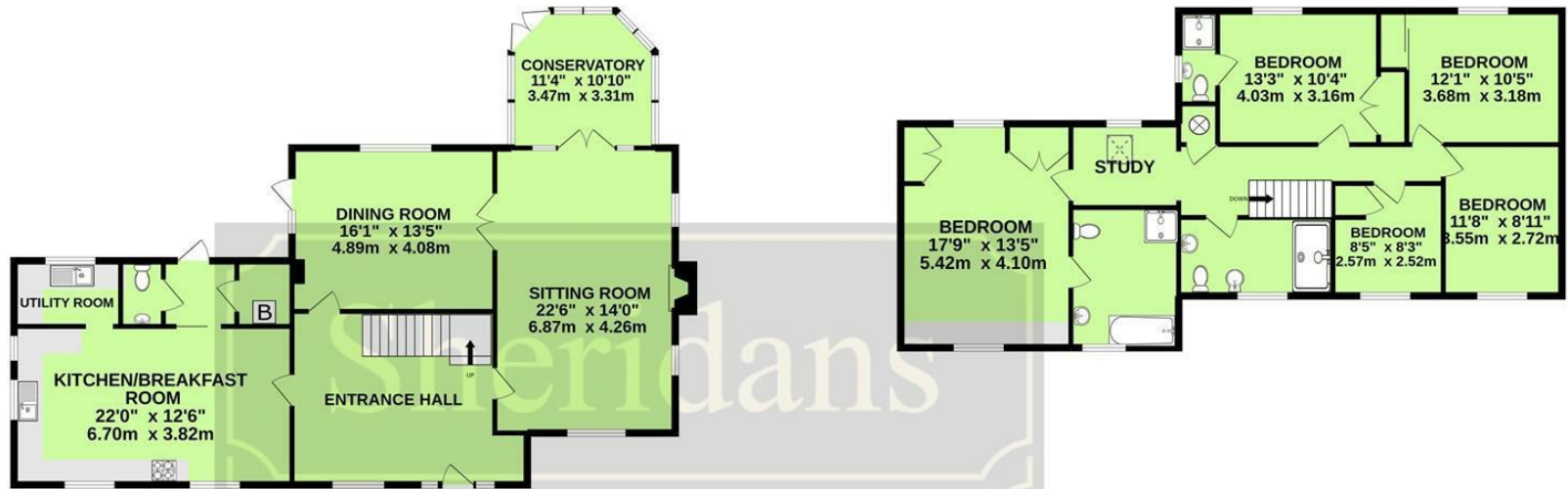
Flood Risk: Very low

EPC Rating: C



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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