



**The Cottage**  
**Layham, Suffolk**

**DAVID  
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# The Cottage, Upper Street, Layham, Suffolk, IP7 5JZ

The tranquil village of Layham is nestled within the Brett Vale, with the centre of the market town of Hadleigh being 1.5 miles distant. Hadleigh is a thriving market town steeped in history with a main high street displaying evidence of architecture from many different periods. There is an extensive range of amenities/services including primary schools, a leisure centre, swimming pool and library. The major town of Ipswich is 9 miles distant and provides access to the A14 trunk road and A12 to London. There are excellent rail links to London's Liverpool Street at Manningtree (10 miles) and Colchester (15 miles).

An extended three-bedroom Grade II listed detached cottage, tucked away amidst a cluster of individual period properties located within the ever-popular South Suffolk village of Layham. A charming, double-fronted period cottage brimming with character, the property is offered to the market in good decorative order having benefitted from a double storey, vaulted rear extension by a previous owner. Notable retained features include a number of fireplaces with Victorian surrounds, original panelled doors, timber flooring and part-ledged light windows. Further benefits to the property include gated off-street parking, side access and a rear terrace enjoying a south-westerly aspect with views over gardens and farmland distant.

## **A charming three-bedroom Grade II listed detached cottage, with plenty of character and further benefitting from gated off-street parking and a south-westerly rear terrace with elevated views.**

Six-panel timber door opening to:

**ENTRANCE HALL: 6' 10" x 5' 5"** (2.10m x 1.66m) With wooden flooring, curved wall and staircase off. Opening to:

**SITTING ROOM: 12' 1" x 11' 7"** into fireplace (3.70m x 3.54m into fireplace) With casement window to front, central fireplace with mantle over. Door to storeroom with useful fitted shelving. Steps down to cellar.

**KITCHEN/DINING ROOM: 23' 8" x 9' 6"** (7.23m x 2.90m) Forming a double storey extension and spanning the width of the property, set beneath a part-vaulted ten-foot ceiling with wealth of exposed timbers and studwork. Fitted with gloss fronted kitchen with chrome handles and oak preparation surfaces over with central peninsula unit. Stainless steel unit with vegetable drainer to side, mixer tap above and casement window to rear overlooking terrace, gardens beyond and farmland distant. Fitted appliances include a Bosch oven with four-ring induction hob above and extraction over, fridge, freezer and space and plumbing for washing machine/dryer. Slate tiled flooring throughout, LED spotlights and steps

down to the dining room with oak flooring, casement windows to rear affording uninterrupted south-westerly aspect over the rear terrace and land beyond. Two designer radiators. Opening to:

**REAR HALL:** With slate tiled flooring and door to outside.

**CLOAKROOM: 3' 11" x 2' 7"** (1.21m x 0.80m) Fitted with ceramic WC, wall-hung wash handbasin with tiling above and obscured glass window to side.

**SNUG: 11' 9" x 10' 4"** (3.60m x 3.16m) A versatile room with leaded window to front, recessed fireplace with wooden surround inset wood burning stove and mantle over. Timber flooring throughout. Designer radiators.

**CELLAR: 12' 5" x 8' 8"** (3.78m x 2.64m) Arranged via a single chamber with light and power connected. Approximately 6' 4" (1.93m) high.

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## First floor

**LANDING:** Centrally located providing access to two first-floor bedrooms and family bathroom, hatch to loft. Window to rear affording views over farmland distant.

**MASTER BEDROOM: 10' 5" x 9' 6"** (3.20m x 2.91m) Afforded a dual south and west aspect with double glazed casement window to rear affording elevated views, Velux window to side. Vaulted ceiling with exposed cross beams and wall lighting and opening to:

**BATHROOM: 7' 3" x 4' 2"** (2.20m x 1.26m) Fitted with ceramic WC, Washstand with glass bowl and mixer tap above and bath with handheld shower attachment and rain head over. Heated towel radiator.

**BEDROOM 2: 12' 2" x 10' 10"** (3.73m x 3.31m) With casement window to front, brick fireplace with surround and mantle over.

**BEDROOM 3: 11' 7" x 7' 4"** (3.54m x 2.24m) With casement window to front.

## Outside

Set behind twin five-bar gates and discretely positioned well-back from the road amidst a number of individual properties, The Cottage offers a shingle driveway providing off-street parking for several vehicles. Beside the property is an outbuilding understood to have historically existed as a community bakery currently being utilised as an external store **8' 11" x 7' 6"** (2.72m x 2.29m). Side access leads to an Indian sandstone rear terrace which has been designed with low maintenance in mind and is well placed as an alfresco dining and seating area. Steps up to Astro turfed seating area. The terrace has lovely elevated views towards the countryside beyond

**SERVICES:** Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

**BROADBAND SPEED:** Up to 76Mbps (source Ofcom).

**PHONE COVERAGE:** O2 and Vodafone (source Ofcom).

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**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000).

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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Cellar  
Approximate Floor Area  
102.25 sq. ft.  
(9.50 sq. m)

Ground Floor  
Approximate Floor Area  
598.58 sq. ft.  
(55.61 sq. m)

First Floor  
Approximate Floor Area  
443.36 sq. ft.  
(41.19 sq. m)

Outbuilding  
Approximate Floor Area  
66.73 sq. ft.  
(6.20 sq. m)

**TOTAL APPROX. FLOOR AREA 1210.94 SQ.FT. (112.50 SQ.M.)**  
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