

Summary

Discover this enchanting circa 18th-century three bedroom cottage, perfectly situated down a quiet tucked-away lane in the heart of Haverhill, just a short stroll from the high street and recreation ground. Bursting with charming period features, this cosy home exudes character and must be viewed.

Description

Approximate Room Sizes

THE PROPERTY Discover this enchanting circa 18th-century cottage, perfectly situated down a quiet tucked-away lane in the heart of Haverhill, just a short stroll from the high street and recreation ground. Bursting with charming period features, this cosy home exudes character and must be viewed to be fully appreciated.

As you approach, the cottage reveals itself down the lane, complete with a driveway offering off-road parking for two cars. The charm begins as soon as you step inside. The welcoming dining room greets you with a beautiful tiled floor that runs seamlessly throughout the ground floor, anchored by a feature fireplace that adds warmth and character to the space. The dining room flows into a delightful country kitchen, divided by exposed beams that highlight the rustic appeal of the home. The kitchen boasts a generous range of units, complemented by oak worktops and an inset sink with a drainer. Additionally, there's an under-stair storage cupboard, perfect for keeping essentials neatly tucked away.

Continuing through to the rear hall, you'll find stairs leading to the first floor and a charming stable door that opens to the garden, enhancing the home's indoor-outdoor flow. Off the hall, the utility room provides space and plumbing for a washing machine and tumble dryer, and ample room that the current owner has thoughtfully set up as a home office-ideal for modern living.

Returning through the ground floor, the sitting room is another cosy haven featuring a striking fireplace with an impressive brick surround and French doors that lead directly to the rear garden, inviting plenty of natural light and providing a lovely space to relax and unwind.

Upstairs, the cottage's charm continues with a landing that showcases more exposed timbers, adding to the property's historic appeal. Three steps lead to the first bedroom, a bright and airy space with windows on two aspects, filling the room with natural light. The second bedroom also enjoys dual aspect windows, featuring a stunning vaulted ceiling with exposed beams and a small loft space for storage. The third bedroom is well-sized and versatile, accommodating various needs. A modern family bathroom serves all three bedrooms, completing the first floor.

Outside, the cottage offers a beautifully private garden, enclosed by fencing for seclusion. A large raised bed bordered by a retaining wall adds a touch of greenery, while the remainder of the garden is mainly laid to lawn-perfect for outdoor relaxation or entertaining. A timber shed provides additional storage, and gated access leads back to the driveway.

This delightful home is a wonderful opportunity to own a piece of Haverhill's history, brimming with character and period charm throughout. Don't miss the chance to make this beautiful cottage your own!

DINING ROOM 13' 1" x 8' 10" (4.0m x 2.7m)

SITTING ROOM 13' 1" x 8' 6" (4m x 2.6m)

KITCHEN 13' 1" x 6' 10" (4.0m x 2.1m)

REAR HALL

UTILITY ROOM 8' 2" x 4' 11" (2.5m x 1.5m)

First Floor:

LANDING

BEDROOM ONE 12' 1" x 9' 6" (3.7m x 2.9m)

BEDROOM TWO 13' 1" x 8' 2" (4.0m x 2.5m)

BEDROOM THREE 9' 6" x 9' 2" (2.9m x 2.8m)

BATHROOM

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Services – All Mains Services

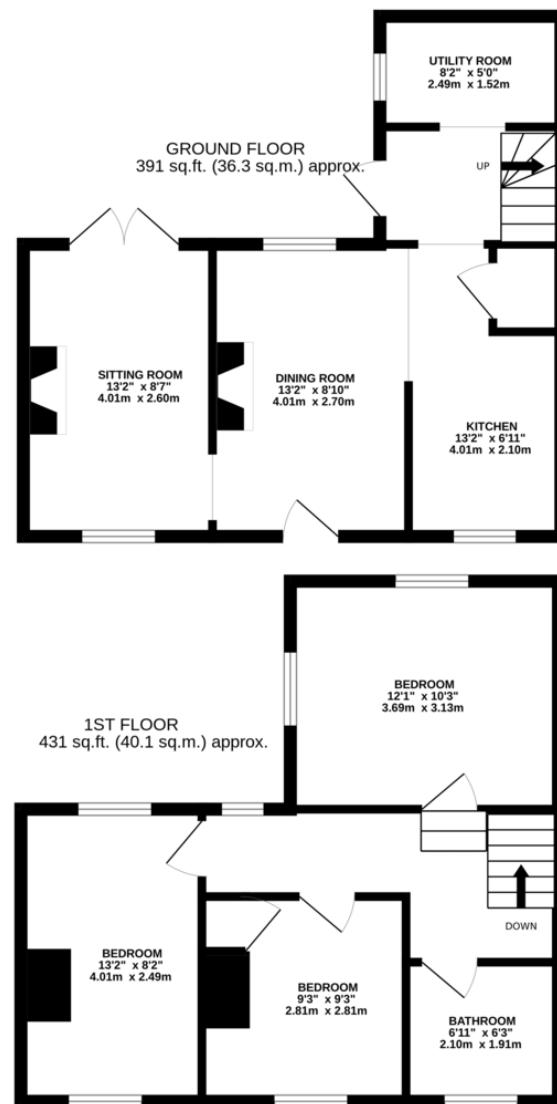
Post Code – CB9 8BD

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





TOTAL FLOOR AREA: 822 sq.ft. (76.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Mill Road | Haverhill | CB9 8BD

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£310,000

- CHARMING THREE BEDROOM COTTAGE
- CIRCA 18TH CENTURY
- QUIET TUCKED AWAY POSITION
- CLOSE TO TOWN CENTRE
- DRIVEWAY FOR TWO CARS
- BEAUTIFULLY PRESENTED THROUGHOUT
- WEALTH OF CHARACTER