

*A charming & exceptionally well presented, four-bedroom, attached, period cottage located in the heart of the well-served village of Stradbroke, just 7 miles from the market town of Eye & 10 miles from Diss.*

Guide Price  
£510,000 Freehold

Ref: P7148/B

Goshawk Cottage  
Church Street  
Stradbroke

Eye  
Suffolk IP21 5HT



Entrance porch, sitting room, dining room, family room, kitchen, utility room, conservatory and downstairs cloakroom.

Principal bedroom with dressing room.

Three further double bedrooms and a family bathroom.

Landscaped gardens to front and rear.

Off-road parking.

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## Location

The property is located in the heart of Stradbroke, just a short distance from the amenities of the village. Stradbroke 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 and two public houses. There is also a primary school (rated 'good' by Ofsted in 2022), along with Stradbroke High School (rated 'good' by Ofsted in November 2023). 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 historic market town of Eye lies just 7 miles away and offers further primary and secondary schooling. The town has a variety of individual shops, as well as two small Co-op supermarkets, a doctors surgery, and a choice of takeaway restaurants. It also boasts the remains of a medieval castle and Victorian folly. The South Norfolk town of Diss, with Morrisons, Tesco and Aldi supermarkets, lies just over 10 miles to the north-west of the property. Here there is a railway station with regular services to Norwich and London's Liverpool Street station. Framlingham, with its medieval castle, is approximately 10 miles to the south, and the Heritage Coast, with the popular centres of Southwold, Walberswick and Dunwich, is about 21 miles to the east. The county town of Ipswich lies about 24 miles to the south, and Norwich is about 28 miles to the north.

## Description

Goshawk Cottage is a charming timber-framed cottage with rendered and colour washed elevations under a pitched tiled roof. The property has undergone a schedule of refurbishment during the current vendor's tenure. It has exceptionally well appointed accommodation over two storeys and comprises an entrance hall, a light sitting room with wood burning stove, dining room separated from the sitting room by beamed studwork, further reception room, a bespoke kitchen that was hand built by Clarendon Kitchens of Norfolk and features Neff appliances, a separate utility room, conservatory and downstairs cloakroom. On the first floor is a large double bedroom with vaulted ceilings, exposed timbers and a dressing room. There are three further double bedrooms and a family bathroom.

The property is approached to the front via a driveway that provides off-road parking for two vehicles. Adjacent to this is an enclosed landscaped garden with flower and shrub borders, a cobbled terrace area and circular lawn. The garden to the rear of the property is fully enclosed and has been cleverly landscaped to make the most of a very private garden.

Whilst the cottage offers very comfortable contemporary living, all works have been sympathetically carried out to retain many original features. The property is served by oil-fired central heating and is partially double-glazed throughout.



## The Accommodation

### *The House*

### Ground Floor

A solid wood front door opens to the

#### *Entrance Porch*

Windows to both sides and cathedral ceiling with exposed timbers. Pamment tiled flooring and wall-mounted lighting. A door opens to the **inner lobby**, where there is an opening through to the

#### *Sitting Room* 12'7 x 11'6 (3.84m x 3.51m)

A light-filled room with windows to front and window seat with storage. Exposed ceiling and wall timbers with beamed studwork. Redbrick chimney breast with recessed wood burning stove on a tiled hearth with oak bressummer over. Wall-mounted lighting. French doors opening into the conservatory. Steps lead down to the



*Dining Room* 13'9 x 10'6 (4.19m x 3.20m)

Large window to front, wall-mounted radiator and wall-mounted lighting.



*Conservatory*

With glazed roof and UPVC windows and door to rear. Wall-mounted lighting and ceramic tiled flooring. A door opens to the



*Cloakroom*

A good-sized room with obscured window to rear. Large built-in double utility cupboard. Close-coupled WC with part panelled surround and shelf above. Pedestal hand wash basin with shaver point and light. Recessed lighting, ceramic tiled flooring and wall-mounted radiator.

Opening from the sitting room to the

*Kitchen* 20'3 x 7'0 (6.17m x 2.13m)

Another light-filled room with windows to rear. A range of bespoke wall and base units that were handmade by Clarendon Kitchens of Wymondham, Norfolk. These include a range of cupboards and pan drawers. Oak worktop incorporating a one and a half bowl single-drainer porcelain sink unit with mixer tap over and oak splashbacks. Insinkerator food waste disposal unit. Five-zone induction hob with extractor hood and lighting above. High-level double Neff Hide and Slide ovens to side with cupboards above and pan drawers under. Integrated wine rack and shelving. Integrated dishwasher and external water softener. Larder cupboard with shelving. Painted beamed ceiling and wall timbers. Wall-mounted radiator and concealed strip lighting. A door opens to the



*Utility Room* 8'0 x 7'0 (2.44m x 2.13m)

Window to rear. Oak worktop with space and plumbing below for washing machine and dryer. Space for fridge freezer to side. Recessed lighting, small loft access and underfloor heating.



A further door from the inner lobby leads into the

*Family Room* 16'9 x 11'6 (5.11m x 3.51m)

Another light-filled room with windows to front. Wall-mounted radiators and lighting. Exposed ceiling and wall timbers. Redbrick feature fireplace with oak bressummer and brick hearth. Built-in understairs cupboard. Stairs rise to the



## First Floor

### *Landing*

Painted ceiling timbers and wall-mounted radiator. A door and step lead to the

### *Principal Bedroom* 14'0 x 10'10 (4.27m x 3.30m)

A split-level large double bedroom with vaulted ceilings. Windows to front and rear. Wall-mounted radiators. The room has been subdivided to create a **dressing room**, which has a window to front.



*Bedroom Two* 17'0 x 8'3 (5.18m x 2.51m)

A further light-filled double bedroom with windows to front. Wall-mounted radiator. Small loft access. Range of built-in wardrobes with hanging rails and storage. Exposed ceiling and wall timbers.



*Bedroom Three* 10'4 x 8'2 (3.15m x 2.49m)

A double bedroom with window to front, wall-mounted radiator and painted wall timbers. Small access to loft. Built-in wardrobe with hanging rail. Feature redbrick chimney breast.





*Bedroom Four* 10'0 x 7'5 (3.05m x 2.26m)

A small double or good-sized single that is currently used as an office. Window to side. Wall-mounted radiator. Sloping ceiling and painted wall timbers.



*Family Bathroom*

A spacious bathroom with obscured window to side. Large walk-in double shower tray in tiled surround with glass screen and mains-fed shower. Freestanding, cast iron rolltop bath with ornate mixer tap over. Heated chrome towel radiator. Close-coupled WC. Pedestal hand wash basin with tiled splashback, mixer tap over, shelf above and shaver point. Ceramic tiled flooring, wall-mounted radiator and painted wall timbers.



## Outside

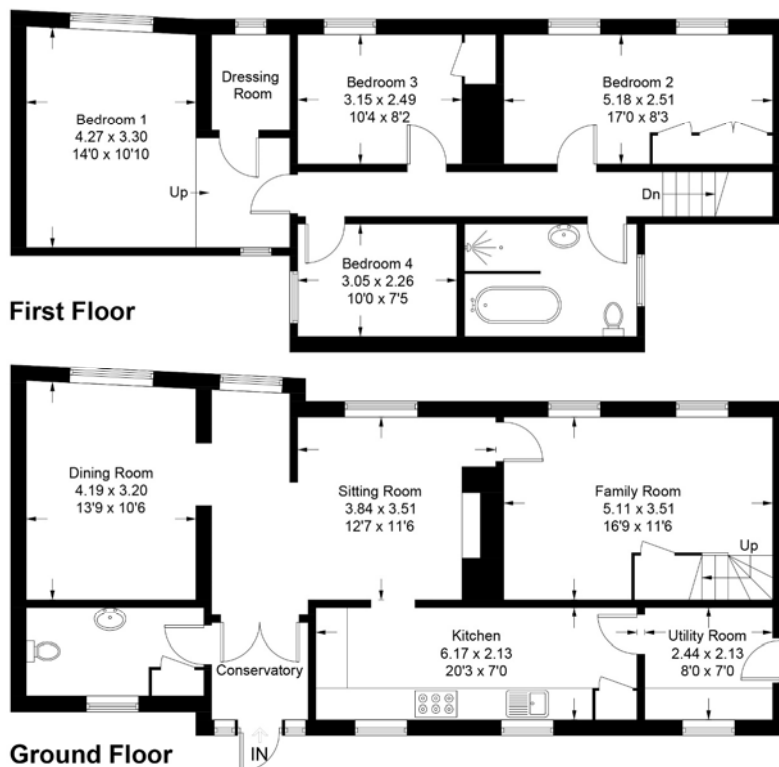
The property is approached from the highway via a cobbled driveway that provides off-road parking for two vehicles. Adjacent to this is the landscaped cottage-style front garden, which is enclosed by wrought iron railings and a low-level redbrick wall. A cobbled terrace overlooks a circular lawn, with flowerbeds to side.

The garden to the rear of the property has been cleverly landscaped and exceptionally well maintained. There is an area of lawn flanked by a paved terrace dining area to one side and a smaller circular terrace to the other. Along the rear boundary of the garden is a raised bed that has been planted with bay trees, box topiary balls and a selection of bedding plants. The garden is enclosed by fencing and trellis work. Gated access to the side of the cottage opens to a pathway that leads round to the front. There is also a discrete storage area with timber shed, outside tap and oil tank. The external water softener is concealed by a hive. There are external power points.



## Goshawk Cottage, Stradbroke

Approximate Gross Internal Area = 152.9 sq m / 1646 sq ft



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**Viewing** Strictly by appointment with the agent. Please adhere to current Covid guidelines.

**Services** Mains water, drainage and electricity. Oil-fired central heating.

**EPC Rating** E (full report available from the agent).

**Council Tax** Band D; £1,999.48 payable per annum 2023/2024.

**Local Authority** Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067.

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

June 2023



## Directions

From the centre of Stradbroke, with the Spar shop on the left, proceed in a westerly direction along the B1117 (Church Street), towards Horham, and the property can be found on the left hand side, before the turning onto Wilby Road.

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