

abbotFox
Bespoke.



Appletree Cottage

Wortham, IP22

“The country setting and viewpoints of Appletree Cottage have charmed us since we’ve been here, whilst also within a supportive village community. The balance of cottage character and light from large windows are amongst the joys of living here.”

From our sellers





Introduction

This traditional Suffolk cottage offers surprisingly modern features, four spacious bedrooms and beautiful gardens, all perfectly positioned close to the Norfolk-Suffolk border.

Inside

When it comes to blending the old with the new, Appletree Cottage offers the perfect balance. Inside, you can expect to find an extensive timber frame, exposed brick and pamment tiles all juxtaposed against more modern additions, such as the impressive eat-in kitchen and modern utility room, which look out over the rear garden.

Towards the front of the house, separate sitting and living rooms offer more intimate living spaces and upstairs there are four bedrooms, a family bathroom and an en suite.

Outside

With a pretty pink exterior, this traditional Suffolk cottage is every bit as charming as you would expect it to be. Three dormer windows peek out of its roof to the front and overlook a small but lovely lawn lined with topiary hedges.

To the rear, extensive lawns are dotted with fruit trees and there's a lovely patio area, which is ideal for al fresco dining, as well as a sizeable vegetable garden and well-stocked borders.

The rear boundary is marked by a mixture of trees, hedges and shrubs and looks out over open countryside. The garden is complete with two exterior garden sheds; one insulated and provided with power.

The property also comes with a double, detached garage with studio above.







Reception Rooms

A large open-plan living room dominates much of the ground floor and offers a versatile, sociable living space. It's ideal for family gatherings, parties or just day-to-day life and is beautifully appointed, with double doors opening into the garden at the rear.

Much cosier living areas can be found in the separate sitting and dining rooms, which share an exposed brick chimney, in which two fireplaces are set in either side.

Bedrooms and bathrooms

The four first-floor bedrooms are all comfortable in size and accessed off a central landing on the first floor.

The family bathroom is modern and well-fitted and includes a large corner shower as well as a separate bath.

The principal bedroom is located to the rear of the cottage, offering extensive views over the gardens. It features two large fitted wardrobes and an en suite.

Features

Appletree Cottage is deceptively light and airy and combines lovely period features with the charm of the countryside.

The kitchen/breakfast room is modern yet rustic and has a Summer oven as well as an Aga set into an exposed brick hearth.

Outside, the grounds are ideal for green-fingered gardeners who like to grow their own produce and it is also suitable for children too, with extensive lawns

Practicalities

The farmhouse-style kitchen is fitted with an Aga and offers lots of worktop and storage space, along with enough room for a dining table and chairs.

The ground-floor is also home to a good-sized study, cloakroom and two useful utility rooms and benefits from easy access to the garden.

Outside, the detached double garage offers plenty of potential, providing ample storage space as well as a convenient cloakroom and a two room studio on the first floor.

Services

The property is connected to mains services, including water, electricity and drainage. It is fitted with oil-fired central heating.

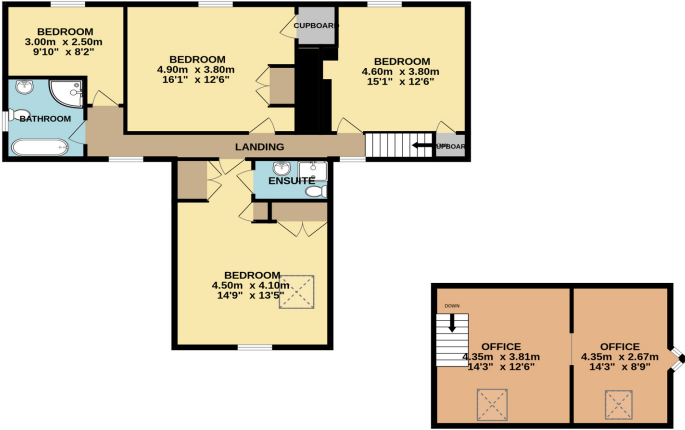
EPC Rating

The energy performance rating for this property is E.

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2024

Location

The property is located down a quiet country road, just north of the village centre and nestled beside other homes of a similar period.

Families

This four-bedroom cottage offers the best of both worlds, located in a small Suffolk village but still within easy reach of the Norfolk border.

The village itself has a large green, primary school, village hall - which is also home to a pop-up pub - shop and tearoom, all surrounded by beautiful countryside.

There is an active Village hall exceptional tennis club and childrens recreation ground.

The nearest GP is in the nearby village of Botesdale and the nearest high school is in Diss, which is also where you can access a wider range of shops and leisure facilities, including supermarkets and a library.

Diss Railway Station also provides direct, mainline services to London, as well as Stowmarket, Ipswich and Norwich. Good road links are provided by the A140 and A143.

Local Authority

Mid Suffolk Council.



Our agent's view

"I love the look and feel of this four-bedroom cottage, which is cosy when it wants to be and modern where it needs to be.

"The open-plan kitchen is a real highlight, yet it still doesn't lose any of its charm - and those gardens are incredible!

"I also think the potential for a home office in the garage will have huge appeal. In this changed era of working from home, that sort of flexibility is exactly what buyers are looking for."

Samuel Le Good | Partner





abbotFox
Bespoke.



Agent's Details



Samuel Le Good | Partner

samuellgood@abbotfox.co.uk | 01603 660000 | 07915 660981 | @samuellgood

Kingsley House
2a Upper King Street
Norwich
NR3 1AH



Disclaimer - In accordance with the Property Mis-descriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy