



Cherry Tree Cottage
Baylham

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Cherry Tree Cottage, Lower Street, Baylham, IP6 8JW

Baylham, located in the picturesque Suffolk countryside, offers a village setting with convenient access to nearby towns. The area is characterized by charming period properties, spacious family homes, and equestrian facilities, catering to a variety of lifestyle preferences. The village's proximity to Needham Market and Ipswich ensures residents have easy access to a variety of amenities, schools, and transport links, making Baylham an appealing choice for those seeking a blend of rural charm and modern convenience.

A charming, Grade II listed detached cottage dating back to the 16th century, nestled in the heart of the picturesque village of Baylham. This delightful period home exudes character and has been lovingly restored by the current owners to blend historical charm with contemporary comfort. The property offers Four generously proportioned bedrooms, including a principal suite with an en suite shower room. Multiple reception spaces, including a snug, living room, and dining room, all enriched by exposed beams, inglenook fireplaces, and log burners.

An Exemplary Suffolk Farmhouse with Outstanding Period Charm

• Key Features:

- Beautifully restored Grade II listed period cottage, dating back to the 16th century.
- Four generously proportioned bedrooms, including a principal suite with an en suite shower room.
- Multiple reception spaces, including a snug, living room, and dining room, all enriched by exposed beams, inglenook fireplaces, and log burners.
- Recently refurbished kitchen with oak worktops, a butler sink, and traditional paved brick flooring.
- Three elegant bathrooms, finished to the highest standards with premium materials and period-appropriate touches.
- Extensive, mature gardens spanning approximately 0.59 acres, featuring an orchard, landscaped patio, and an array of established plants and shrubs.
- Ample parking, car port, detached garage, and additional outbuildings including stables and sheds.
- Located in a scenic village surrounded by Suffolk's beautiful countryside and walking trails.

Full Description

The property's unique historical features are evident as you approach via a pathway bordered by mature planting. Upon entering, you are greeted by a sense

of warmth and tradition, with exposed timbers, brickwork, and elegant period detailing throughout.

Ground Floor The entrance hall connects to a spacious dining room, with a log burner set within a charming brick surround. The kitchen, a true centrepiece, features a wealth of period details, including exposed beams, an inglenook fireplace, and paved brick flooring, harmoniously paired with modern conveniences such as a butler sink, oak worktops, and integrated appliances. The dual-aspect living room boasts an open fireplace and French doors leading to the garden, creating a seamless flow between indoor and outdoor spaces. A snug offers a cosy retreat with its own wood-burning stove, while the garden room, bathed in natural light, opens directly onto a landscaped patio area. A separate office, featuring exposed beams and brickwork, provides a quiet and inspiring space for working from home or pursuing creative hobbies. Completing the ground floor is a tastefully updated bathroom with a freestanding roll-top bath and a separate utility area.

First Floor The first floor is equally impressive, with a large landing leading to four well-appointed bedrooms. The principal bedroom enjoys dual-aspect views and a modern en suite shower room. Three additional bedrooms, each with their own unique character, share a stylish family shower room, featuring traditional fixtures and exposed brick accents.

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Outside

The grounds, spanning approximately 0.59 acres, are a true delight. The formal garden features a sheltered patio, framed by grapevines, wisteria, and a magnificent magnolia tree, providing an idyllic setting for alfresco dining. Beyond the patio lies an orchard, enclosed by flint walls and home to a variety of fruit trees, including apple, pear, and plum. Additional outbuildings include a detached garage, a carport, and stables, all offering ample storage or potential for further use. The property also benefits from extensive off-road parking and enjoys uninterrupted views of the surrounding Suffolk countryside. In addition to the established gardens and outbuildings, there may be potential for further development by way of a building plot within the grounds. Any such development would, however, be subject to the necessary planning permissions, which would need to be sought by the new owners.

SERVICES: Mains drainage, water and oil-fired central heating

NOTE: None of these services have been tested by the agent.

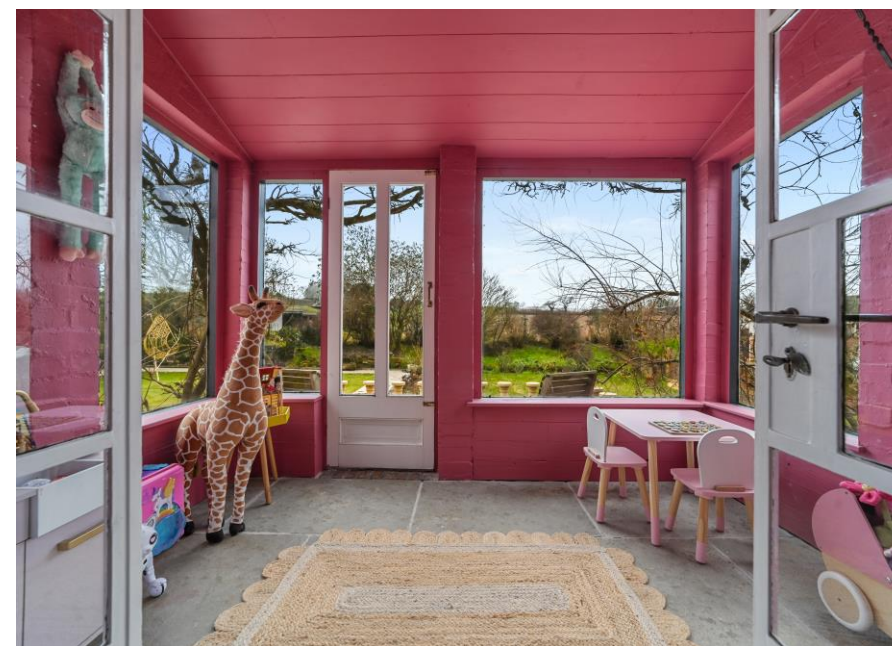
LOCAL AUTHORITY: Mid Suffolk District Council – G

EPC RATING: Not required

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

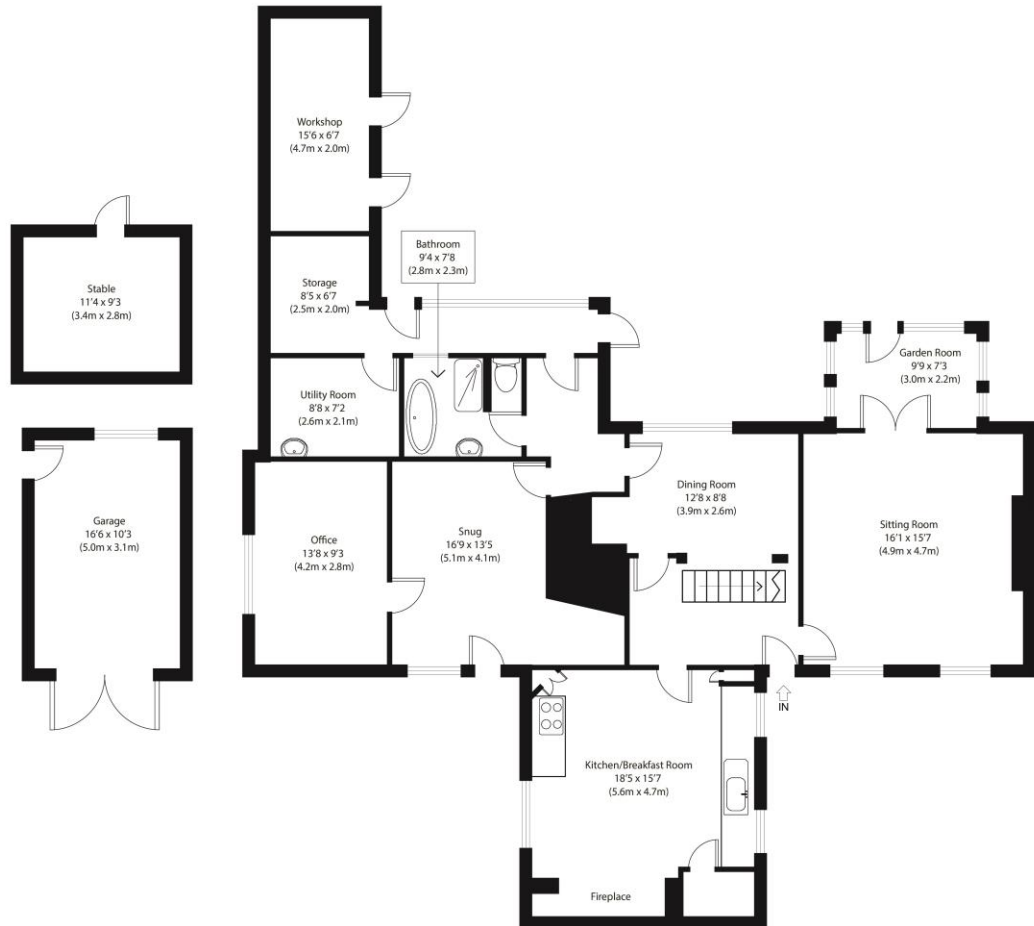




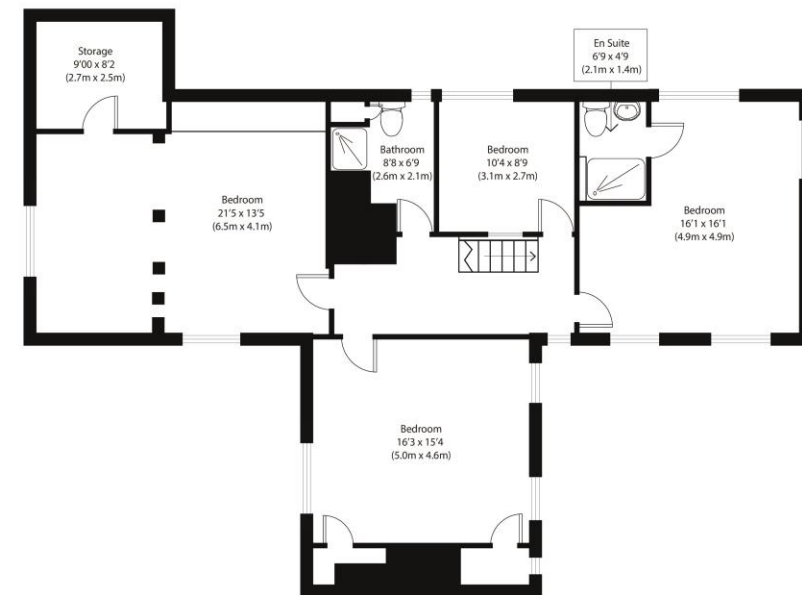
Approximate Gross Internal Area
Main House 2885 sq ft (268 sq m)
Outbuildings 280 sq ft (26 sq m)
Total 3165 sq ft (294 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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Ground Floor



First Floor



