



**Smithy Cottage,
Alpheton, Suffolk**

**DAVID
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SMITHY COTTAGE, ALPHETON, SUDBURY, SUFFOLK, CO10 9BN

Alpheton is a rural village with Parish Church, standing about 3 miles north of the historic and well served village of Long Melford. The Cathedral town of Bury St Edmunds is about 9 miles north and in addition to its comprehensive amenities there is access to the A14 trunk road with fast links to Ipswich, Cambridge, the M11 and London.

A charming Grade II Listed detached thatched cottage with accommodation displaying numerous original period features including exposed timbers, inglenook fireplaces and stained-glass leaded light windows. Versatile accommodation is arranged over two levels and includes a drawing room, sitting room and dining room, together with a kitchen/breakfast room, utility and ground floor bathroom. Upstairs are two bedrooms (one with en-suite) and a further occasional bedroom/study. Outside, attractive cottage gardens surround the property and abut open fields to the rear with superb far-reaching views in both directions. There is the additional benefit of plenty of off-road parking, as well as a generous garage/workshop.

An attractive Grade II Listed detached thatched cottage abutting farmland and enjoying far-reaching views

A canopy porch with heavy oak door leading to:-

ENTRANCE HALL: With a quarry tiled floor, exposed beams and Suffolk thumb latch doors leading to:-

DRAWING ROOM: With far reaching countryside views through pretty leaded glass windows and complemented further by exposed wall and ceiling beams. There is a splendid inglenook fireplace with Oak bressumer and brick hearth. Useful storage cupboard to side.

SITTING ROOM: Enjoying exceptional far reaching countryside views through a pretty leaded glass window with exposed wall and ceiling beams. Further pretty coloured leaded glass window and fireplace with inset multi-fuel stove on a quarry tiled hearth with Oak bressumer over. Useful storage cupboard. Opening to:-

DINING ROOM: With a large bay window which in turn provides views over the garden and countryside beyond. Fireplace (presently sealed) with carved wood surround and York stone hearth.

Inner Hall: A spacious and versatile area with a quarry tiled floor offering a potential to be used as a study if required and with a pretty stained-glass window. Opening leading to:-

KITCHEN/BREAKFAST ROOM: Finished with a matching range of base and wall level Shaker-style units with solid oak work surfaces incorporating a butler sink with mixer tap above and drainer to side. Space for a range cooker with over-mantle and extraction within. Plenty of storage including display shelving and a plate rack. Plenty of room for a breakfast table and chairs adjacent to a stable door opening onto terracing and the garden and with a lovely view to the rear across open fields.

UTILITY ROOM: A useful room with a quarry tiled floor, useful pine fronted storage cupboards and worktop. Space and plumbing for washing machine and further appliances if required.

BATHROOM: Containing an enamel bath with period style fittings, mixer tap and shower attachment over. WC, pedestal wash hand basin and tongue-and-groove panelled walls and ceiling.

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First Floor

BEDROOM 1: With outstanding far-reaching views to both front and rear, exposed timbers, useful wardrobe and door to:-

EN-SUITE: A spacious room with a roll top bath, period style fittings and shower attachment. Large separate shower cubicle, WC and wash hand basin. Large eaves storage cupboards.

BEDROOM 2: With useful built in wardrobes and far-reaching countryside views through a pretty leaded glass window. Suffolk latch door to:-

STUDY/OCCASIONAL BEDROOM: Currently used as a space to work from home and with exposed timbers and a leaded light window with an outlook over the garden.

Outside

A gravel drive provides ample **OFF-ROAD PARKING** bordered by a traditional cottage style white picket fence that leads to:-

GARAGE/WORKSHOP: Providing plenty of space for sheltered parking with an up-and-over door, power and light connected and a variety of useful storage cupboards. There is further room to the rear for a workshop in addition to the parking.

The gardens are one of the property's most attractive features with open expanses of lawn bordered by neatly clipped hedges, established trees and a large terrace designed with entertaining/dining in mind. There are three useful storage sheds and water pump feature. External lighting and water are connected.

SERVICES: Main water, drainage and electricity are connected. Oil fired heating to radiators. Electric underfloor heating throughout the kitchen.

Secondary glazing throughout. **NOTE:** None of these services have been tested by the agent.

Agent's Notes

A section of the gravel drive is on land not owned by Smithy Cottage but over which it has a right of way.

The property is Grade II Listed.

The property was re-thatched in 2025 in Suffolk long straw.

EPC RATING: Exempt

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

COUNCIL TAX BAND: E

TENURE: Freehold

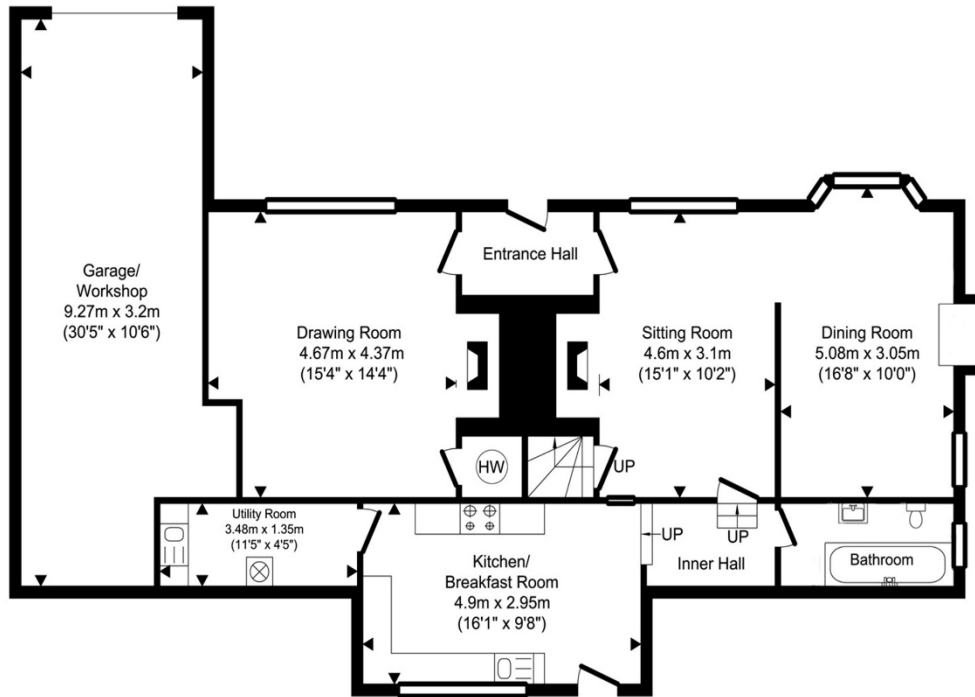
CONSTRUCTION TYPE: Timber-framed

WHAT3WORDS: magically.anguished.eminent

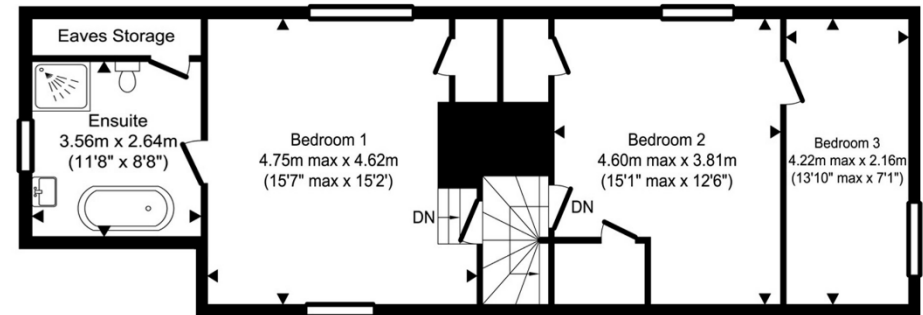
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

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Ground Floor
Approximate Floor Area
1288.76 sq. ft.
(119.73 sq. m)



First Floor
Approximate Floor Area
726.34 sq. ft.
(67.48 sq. m)

TOTAL APPROX. FLOOR AREA 187.21 SQ.M. (2015.11 SQ.FT.)

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