



Star Cottage Moats Tye, Combs, Stowmarket, IP14 2EY £725,000

Stunning Grade II Listed timber framed cottage OCCUPYING A LOVELY SETTING ON A QUIET COUNTRY LANE. Sitting upon a good size plot extending to approximately 1.7 acres, providing a contemporary feel to a characteristic cottage and benefitting from a number of features including exposed beam, high efficiency log burner, modernised with a contemporary cottage feel, boasting ample living accommodation, good size grounds and out buildings and located just opposite the local cricket field.



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HALLWAY:

With doors leading to...

SECOND LIVING ROOM: 14'9" x 12'8" (4.52m x 3.88m)

With window to front and rear aspect, stairs to first floor, modern high efficiency log burner set into red brick fireplace with beam over ceiling and wall beams, Under floor heating.

KITCHEN/BREAKFAST ROOM: 21'9" x 14'6" (6.65 x 4.42)

With windows to front and side aspect and fitted with a range of matching solid wood in frame wall and base level units and bespoke fitted Silestone work surfaces over, inset butler sink with mixer tap over, integral oil fired AGA Range cooker, Built in appliances, Travertine tiled floor, walk in larder, exposed ceiling beams.

SHOWER ROOM:

Comprising double shower cubicle, W/C, wash hand basin, tiled floor and exposed beams.

REAR LOBBY (EXTENSION):

With sky light, tiled floor and radiator. Doors to outside, kitchen and lounge.

LOUNGE: 17'8" x 12'9" (23'7" hallway to lounge) (5.4m x 3.9m (7.2m hallway to lounge))

With double glazed 5 meter wide Bi-fold doors opening to block paved patio area and enjoying views of the garden, meadow and farmland beyond. Oak engineered wood flooring, Windows to side, spot lights and under floor heating.

GUEST BEDROOM SUITE: 13'6" x 11'2" (4.11m x 3.40m)

Double glazed window to side. Door into bathroom.

BATHROOM: 9'3" x 5'1" (2.82m x 1.57)

Low level WC, hand basin, paneled bath

LANDING: 8'10" x 8'3" (2.7m x 2.53)

Window to front, exposed wood flooring, wall and ceiling beams and wooden doors to...

BEDROOM 1: 14'9" x 13'8" (4.52 x 4.17)

With vaulted ceiling, two double glazed windows to side aspect and window to rear, loft access, exposed ceiling beams and door leading to...

EN-SUITE CLOAKROOM:

Fitted with W/C and wash hand basin.

BEDROOM 2: 14'9" x 10'2" (4.52 x 3.10)

A vaulted room with double glazed windows to front and rear aspect, exposed beams.

BEDROOM 3: 8'6" x 6'7" (2.6m x 2.03m)

Window to rear, wood flooring, exposed beams and built in cupboard.

OUTSIDE:

Outside Star Cottage occupies a delightful plot of approximately 1.7 acres comprising formal traditional gardens of approximately 1 acre with a field behind approaching 0.7 acre which has some lovely sweeping farmland views at the foot. The cottage is approached through an in and out driveway (refurbished with reinforced gravel topped drive and block paving) between a mature mixed hedge providing off road parking for several vehicles beyond which a five-bar gate leads into the rear garden.

There is a large tiled summer house at the top of the garden fitted with light and power. There is a large OUT BUILDING measuring 5 m x 4m with power and lighting. Large wood shed shed / storage area with wooden doors, Further outbuilding approx 3m x 5m with power and light, There are brick terraced patios to the side and rear of the cottage with the gardens comprising some beautiful flower beds surrounding the property and then extending to lawns with mature trees inset. A further five-bar gate provides access to the field which is enclosed bordering farmland.

OTHER NOTES;

Centrally heated throughout, fully double glazing except 2 preserved windows at the front of the Kitchen.

MOATS TYE:

Moats Tye is just 3.8 miles from Stowmarket is a small market town situated in Suffolk, England, on the busy A14 trunk road between Bury St Edmunds to the west and Ipswich to the southeast. The town is on the main railway line between London and Norwich, and lies on the River Gipping, which is joined by its tributary, the River Rat, to the south of the town. The town takes its name from the Old English word stow meaning 'principal place', and was granted a market charter in 1347 by Edward III.

NEEDHAM MARKET OFFICE:

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TO VIEW PLEASE CALL 01449 722242 or email needham@hamilton-smith.com

