



'Bursting With Character'
Wetherden, Suffolk | IP14 3JR

WELCOME



This wonderful Grade II Listed cottage is a haven of charm with a prime location in the heart of a pretty Suffolk village. The property offers three double bedrooms and dressing room, a stylish kitchen, formal dining room and cosy snug. The home also features a pretty courtyard garden with access to a practical garage. This former post office is a truly first-class home, with easy access to both the commuter town of Stowmarket and the A14.







- Charming Grade II Listed Cottage
- Excellent Central Location in A Pretty Village Setting
- Cosy Snug with Wood Burner
- Superb Kitchen with Bespoke Fitted Units and Clever Lighting System
- Pretty Village Setting
- Views Of the Village Church to The Front
- Large And Very Useful Internal Storeroom
- Lovely Spacious Sitting Room with Wood Burner
- Great Formal Dining Room
- Three Bedrooms and Dressing Room
- Charming Enclosed Gardens and Garage

“We love this property because it has so much character,” explains the current owner. “Not only that but the village location is perfectly situated between Haughley and Elmswell and just a short drive from Stowmarket which means we have everything around us.” The location is indeed perfect, offering the charm of a village setting, without the drawbacks of isolation from amenities.

The house was originally constructed as three separate cottages, with origins believed to date back to the late 16th century. Serving as the village post office for many years, the property underwent conversion to residential use in 1997. The present owners, who have lived here for 13 years, dedicated their efforts to restoring the original features. Through their hard work, they have transformed the property into the timeless cottage that stands today.

“We revamped the kitchen, incorporating skylights to enhance natural light and installed a new bathroom to include a shower. In the sitting room, we uncovered the original oak beams by removing the remaining plasterboard from its post office era. We also incorporated a glass section in the wall to showcase the original wattle and daub construction underneath, turning it into a distinctive feature within the room.”



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











Vendors Library Image



Vendors Library Image



The spacious, open sitting room and dining area serve as the heart of this lovely cottage. A double-sided woodburner, nestled within an exposed brick hearth, divides the space and efficiently warms both sides of the room. Both areas feature exposed brick, beautiful oak beams and wooden floors, adorned with sympathetic décor that seamlessly connects the two ends. A sunken carpet has been incorporated into the wooden floor of the sitting room, adding a snug feature to the seating area. From this end of the room, a spiral staircase leads to the first floor.

As you leave the dining area, you'll come to a hall where the formal staircase leads to the landing bedroom on the first floor. The hall also provides entry to an additional reception room presently serving as a snug. This room boasts a woodburning stove and offers plenty of potential for alternative uses, such as a home office or playroom.

There's also access to a large fully tiled family bathroom from the snug. This elegantly furnished room features a walk-in shower area and a freestanding clawfoot bathtub.

With an ample row of cottage-style sage green units running the length of the space, the galley kitchen is airy and light-filled. Plenty of space for preparing meals is provided by the warm oak worktops and the exposed shelving provides further character and charm. The refrigerator, freezer and dishwasher are integrated into the units, giving the space a smooth and cohesive appearance. A utility area with room for a washing machine is located away from the main kitchen area.

Adjacent to the kitchen is a large space, currently used as a storage area but prime for conversion to a separate utility room and there is room in here for a tumble dryer.

On the first floor are three double bedrooms. The principal bedroom is both spacious and bright, boasting an adjoining dressing room equipped with a WC, washbasin and dressing area, the airing cupboard is also located in here. The two further bedrooms are generously proportioned and fitted with bespoke cupboards.

The property is located at the crossroads in the centre of the village, a short distance from the welcoming village pub. "It's a fantastic pub. They run quiz nights for the locals every month and allow you to bring your own food."

The pretty courtyard garden receives sun for most of the day. The garden is fully enclosed and pet safe, with low maintenance block paving throughout. Raised beds border the edge of the garden, providing space for planting. The boiler can be accessed through the green door visible in the courtyard.

To the rear of the garden is access to the wooden garage, which is also accessible from road. Attached to the garage is a shed, which provides additional storage for garden tools.

In addition to the activities organised by the local pub, Wetherden Village Hall run a range of clubs and events for the local community. "They put on yoga, table tennis, zumba, dance, bowls and other exercise classes too. The local history society also hold meetings and exhibitions at the hall."

STEP OUTSIDE



The nearby village of Elmswell (1.7 miles) is well served with a large Co-Op supermarket and a train station which runs regular services into Bury St Edmunds (13 mins) and Cambridge (58 mins) as well as a range of pubs and restaurants.

The busy market town of Stowmarket, which offers a variety of shops and amenities, is conveniently located only 4.2 miles away. Stowmarket is served by a selection of supermarkets, shops, pubs, restaurants, a sports centre with swimming pool, cinema and schools - as well as a mainline railway station with direct services into London Liverpool Street (80 minutes) and Norwich (30 minutes).

Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council - Band D

Services: Mains Electricity, Water & Drainage, Oil Fired Central Heating.

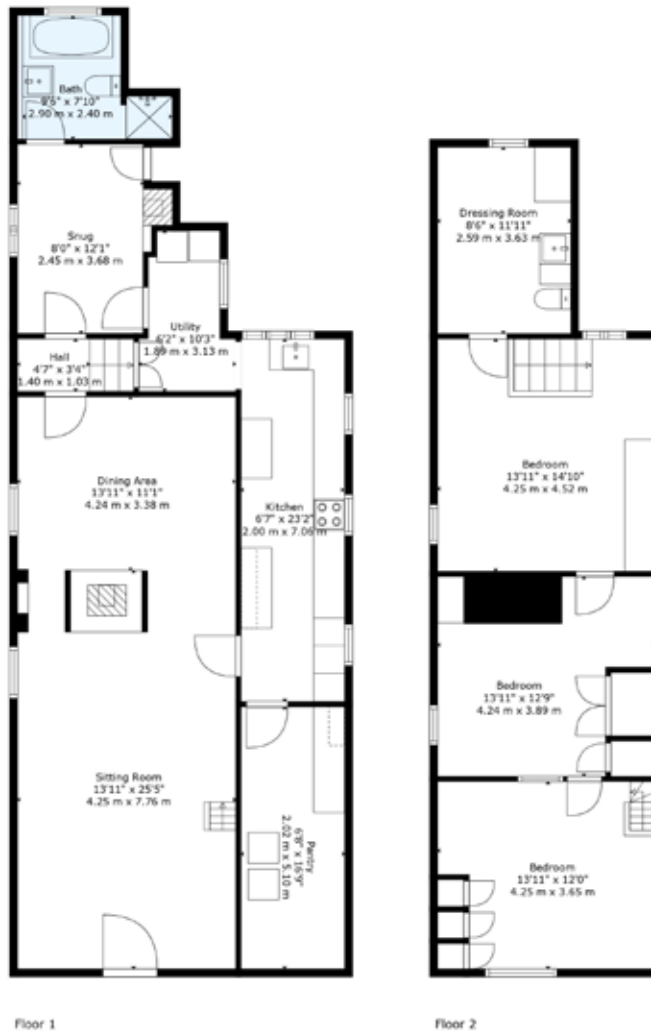
Broadband: Current provider is Sky.

Mobile Networks: EE & O2 ok in this area other network providers were not tested.

Directions: The property is located in the centre of the pretty village of Wetherden opposite The Maypole - the village pub on the crossroads.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [///surpasses.camps.trade](http://surpasses.camps.trade)

Postcode - IP14 3JR



Floor 1

Floor 2

TOTAL: 1438 sq. ft, 134 m2
FLOOR 1: 1001 sq. ft, 93 m2, FLOOR 2: 437 sq. ft, 41 m2
EXCLUDED AREAS: LOW CEILING: 271 sq. ft, 25 m2

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

