



Lime Tree Cottage
Stradbroke | Suffolk | IP21 5JX

RURAL COTTAGE CHARM



It has all the appeal of its historic counterparts, yet this old farmhouse-style cottage is happily not listed.

Here in a plot of over half an acre (stms) is a beautiful four-bedroom home where period features and historic character blend beautifully with the sleek modern kitchen and bathrooms – in other words, history without the headache or discomfort.

You can have your cake and eat it!



KEY FEATURES

- Delightful Detached Period Cottage - Not Listed
- Wonderful Rural Location - with Great Farmland Views
- Four Comfortable Bedrooms
- En Suite and Family Bathroom plus Cloakroom
- Modern Detached Annexe Building
- Excellent Kitchen Breakfast Room with Electric Range Cooker
- Cosy Sitting Room with Wood Burner
- Dining Room, Snug and Office plus Reception Hall
- Delightful Gardens
- Double Garage and Plenty of Off-Road Parking
- House Alarm and CCTV Throughout
- Solar Panels

The enviable setting, up a long track from the road and a mile outside the village, offers peace and quiet as well as space. You'll pull into a large, gravelled area with EV hookup (powered by solar panels) and room for maybe a dozen cars.

Step Inside

The building is thought to date back to the mid-seventeenth century and was once two farm cottages, as evidenced by the two chimney stacks and two sets of stairs. Entry is into a part of the house that was added just ten years ago onto what was once the rear of the property. This clever addition, spanning the entire width of the building, includes several very useful spaces which have transformed life within. Double wooden doors lead into an entrance hall of considerable dimensions. So large is this space at over 21 feet long, that you might consider its use as a formal dining room – and creating a new opening on the wall nearest the kitchen behind would be uncomplicated. Adjoining the hall is a large square sitting room complete with the ceiling beams and brick hearth you would expect from a building of this age. Two large casement windows afford lovely garden views while doors lead to almost every other ground-floor space making this bright central room very much the heart of the home. Through a small hall at the back of the building (once the front) you'll reach the splendid kitchen – and the 21st century. Gleaming white counters and a sit-up island of considerable size provide plenty of prep space and the impressive stainless steel electric Rangemaster range cooker will rise to any occasion. The lateral dimensions of this room are enhanced by the absence of wall units (the pantry adjacent does the business instead) – and the eye travels to the garden through large windows on two walls. Bright and accommodating, and with the log-burner roaring away in winter, cooking in this kitchen will be all cheer and no chore. Nearby are the utility and downstairs cloakroom.





KEY FEATURES

Rooms to work and play

At the other end of the building, three smaller rooms offer plenty of flexibility for use. A study apiece? Dining room? Playroom? Hobby room? Home gym? Whatever your needs, here's their place. The two staircases, one in each cottage, make the first floor of this house an interesting prospect with options for division of space and degrees of separation. Here are four double bedrooms, two bathrooms (one of which is en-suite) and a host of beautiful historic features – original polished floorboards, beams, cottage doors and a charming cast-iron fireplace.

Annexe

Separate and in contrast to the main house is an annexe installed just two years ago. Stylish, modern, compact, inside this cube are four rooms: a kitchen-diner, a bedroom, a shower room and a study. Whether you frequently welcome house guests, or you need to accommodate an elderly relative, or you require a more extensive home-working spot, this handy addition will take up the slack.

Outside

The peaceful and private half-acre (0.6 acre) garden is fully enclosed and dog-proof. Here, away from the village-centre bustle, you'll be untroubled by any noise or onlookers in a little rural oasis of calm surrounded by farmland. A stone terrace outside the kitchen window is a lovely spot to sit and survey the large south-west-facing plot. Otherwise laid to lawn, and relatively trouble-free, the garden also contains a variety of fruit trees and mature shrubs. Whoever planted this garden – way back when – planned it well for there is always something of interest.

On the doorstep

There is much more going on in Stradbroke than its population would suggest and this is perhaps because it is a hub for the smaller settlements surrounding it. Here you'll find two pubs, several shops, including a bakery and a hairdressers and an active community centre with several sports clubs, a swimming pool and gym. A doctor's surgery is open on weekdays and there is primary and secondary education within the village. All around this thriving village is open country with miles of footpaths to explore.



















The Annexe











INFORMATION



How far is it to

Connectivity is good with buses running to Diss, approximately nine miles away, from where trains reach London in as little as one hour and 17 minutes. With Diss being just a few minutes away by car, you'll be in easy reach of supermarkets, independents, the Corn Hall arts centre and all the buzz of this busy market town. The cities of Norwich and Ipswich are roughly equidistant from Stradbroke and can each be reached in a little over three quarters of an hour by car. Southwold and Aldeburgh on Suffolk's beautiful coast are also a short drive of just over half an hour.

Directions

On entering the village of Stradbroke - at the T junction by the village church take a left hand turn. Continue out of the village and the property can be found on the left hand side just passed "Barley Green Garage" set well back from the road.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words /// daredevil.aquatics.kind

Services, District Council and Tenure

Oil Central Heating
Mains Electricity and Water
Private Drainage - Septic Tank
Detached Annexe - Air Source Heat Pump heating
Mid Suffolk District Council; Council Tax Band F
Tenure - Freehold
Broadband Connection - please check <https://www.openreach.com/fibre-checker> for your chosen provider.
Mobile Phone Reception See Link to check your provider View mobile availability - Ofcom Checker

DINING ROOM
11'10" x 11'1"
3.60m x 3.37m

SITTING ROOM
18'8" x 17'1"
5.70m x 5.20m

KITCHEN/ BREAKFAST ROOM
16'4" x 13'9"
4.97m x 4.20m

STUDY
9'10" x 5'11"
3.00m x 1.80m

SNUG
9'10" x 9'6"
3.00m x 2.90m

ENTRANCE HALL
21'6" x 9'10"
6.55m x 3.00m

PORCH

HALLWAY

CUP

HALLWAY

PANTRY

UTILITY ROOM

WC

UP

UP

Floor Plan Details:

- Bedroom 1:** 13'5" x 10'2" (4.10m x 3.10m)
- Bedroom 2:** 13'5" x 12'11" (4.10m x 3.94m)
- Bedroom 3:** 14'9" x 10'6" (4.50m x 3.20m)
- Principal Bedroom:** 19'5" x 17'1" (5.91m x 5.20m)
- Bathroom:** Located near the first bedroom, containing a bathtub, toilet, and sink.
- Ensuite:** Attached to the Principal Bedroom, containing a sink and toilet.
- Landing:** Central area with stairs labeled "DOWN".
- Ward:** Located between the second and principal bedrooms.
- Cupboard (CUP):** Two locations, one near the first bedroom and one near the second bedroom.

Floor plan of a house with five rooms:

- KITCHEN:** 7'7" x 6'6" (2.31m x 1.94m)
- OFFICE:** 9'11" x 7'7" (3.03m x 2.31m)
- LIVING ROOM:** 9'11" x 9'2" (3.03m x 2.80m)
- BEDROOM:** 9'11" x 9'2" (3.03m x 2.80m)
- BATHROOM:** 5'11" x 7'7" (1.80m x 2.31m)



Accommodation: 2052 sq.ft (190.6 sq.m) - Annexe 333 sq.ft (30.9 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.

Energy Efficiency Rating	Current	Potential
A (39-51)		
B (51-63)		59
C (63-85)		
D (85-105)		
E (105-135)	52	
F (135-152)		
G (152-181)		

England & Wales

EU Directive 2002/91/EC



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