



DAVID
BURR

White Horse Hill
Tattingstone, Suffolk

Cosy Nook, White Horse Hill, Tattingstone, Suffolk, IP9 2NU

Cosy Nook is a charming Grade II listed semi-detached cottage occupying an attractive, tucked away position, discreetly set back from White Horse Hill in the highly regarded Suffolk village of Tattingstone. Situated close to the shores of Alton Water, one of the region's foremost destinations for sailing, cycling, walking and a wide range of outdoor pursuits, the property combines considerable period character with generous gardens and an enviable village setting.

Offering approximately 1,000 sq ft of accommodation arranged over two floors, the property is approached via a panel glazed entrance door opening into a welcoming entrance hall. A conveniently positioned ground floor shower room lies immediately off, enhancing the practicality of the accommodation.

A traditional Suffolk latch door opens into the delightful dual aspect snug, a wonderfully characterful reception room enjoying casement windows to both the front and side elevations. The room is centred around a red brick fireplace with inset wood burning stove, while an impressive display of exposed ceiling timbers contributes significantly to the cottage's warmth, charm and historic appeal.

The adjoining sitting room is equally inviting, featuring further exposed timbers, recessed storage alcoves and a dual aspect outlook that introduces an abundance of natural light. The room provides a comfortable principal reception space well suited to both everyday living and entertaining.

Positioned across the rear of the cottage, the kitchen is fitted with an extensive range of shaker style base and wall units, complemented by generous work preparation surfaces. A door provides direct access to the rear terrace and gardens, while a staircase rises to the first floor accommodation.

The first floor is arranged around a central landing, which gives access to two generously proportioned double bedrooms. One bedroom offers an attractive outlook across the surrounding gardens, reinforcing the property's peaceful and secluded atmosphere. A third bedroom offers excellent flexibility and would be ideally suited as a nursery, home office, dressing room or cot room.

One of Cosy Nook's most outstanding attributes is its delightful plot, extending to approximately 0.3 acres. The established gardens have been lovingly maintained and comprise an appealing combination of expansive lawns, mature perennial and evergreen planting, and well stocked borders providing colour, structure and interest throughout the seasons.

The gardens create a particularly private and tranquil setting, offering numerous opportunities for outdoor dining, entertaining and relaxation. A range of versatile outbuildings, currently utilised as external stores, provides useful ancillary storage and adds further practicality to the property.

A wonderful period home of considerable charm and individuality, Cosy Nook presents a rare opportunity to acquire a Grade II listed cottage within one of south Suffolk's most appealing village locations. Its combination of period features, versatile accommodation, substantial gardens and proximity to Alton Water gives the property a breadth of appeal likely to suit couples, young families, downsizers or those seeking a characterful country retreat.

- **Charming Grade II listed semi-detached Suffolk cottage**
- **Attractive tucked-away position set back from White Horse Hill**
- **Two generously proportioned double bedrooms**
- **Versatile third bedroom, nursery or home office**
- **Delightful dual aspect snug with wood burning stove**
- **Characterful dual-aspect sitting room with recessed storage**
- **Conveniently positioned ground floor shower room**
- **Established gardens extending to approximately 0.3 acres**
- **Mature borders, expansive lawns and seasonal planting**
- **Highly regarded Tattingstone setting close to Alton Water**



Tattingstone is a highly regarded Suffolk village situated on the Shotley Peninsula, surrounded by attractive rolling countryside and lying beside the extensive waters of Alton Water. The village is noted for its scenic setting, historic church and strong sense of community, while the reservoir provides an exceptional backdrop for sailing, windsurfing, paddle sports, cycling, birdwatching and countryside walking.

The property is conveniently positioned for access to Ipswich and the wider Suffolk countryside, while retaining the peace and privacy associated with village life. The surrounding area offers a wealth of footpaths, bridleways and rural lanes, together with access to the Dedham Vale and Stour Valley countryside. This balance of accessibility, outdoor recreation and an established village environment makes Cosy Nook an especially appealing permanent home or rural retreat.



TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: N/A

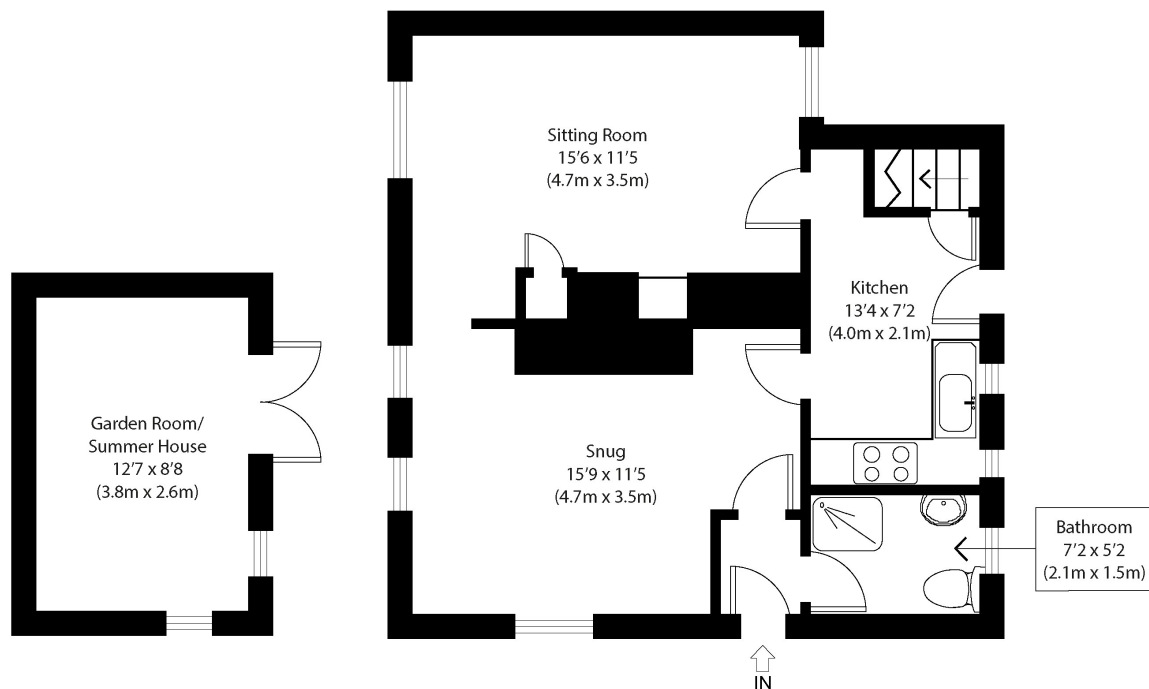
WHAT3WORDS: buildings.solution.brick

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** C

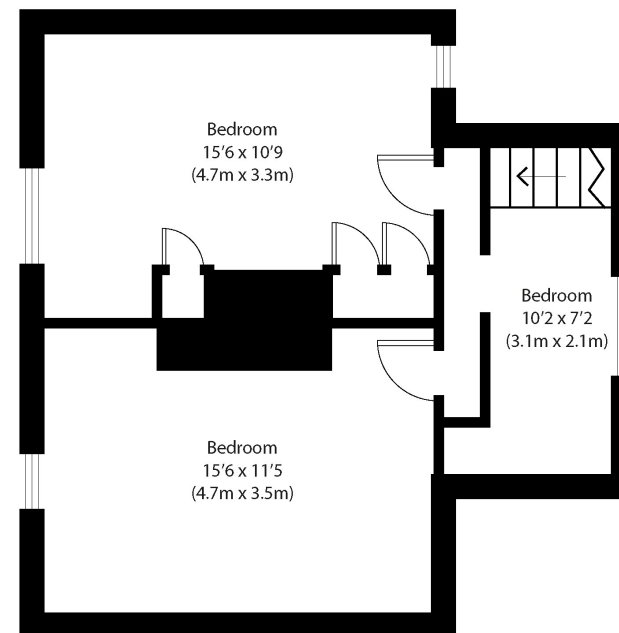
VIEWING: Strictly by prior appointment only through DAVID BURR.

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. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

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.



Ground Floor



First Floor

Approximate Gross Internal Area
Main House 920 sq ft (85 sq m)
Outbuilding 110 sq ft (10 sq m)
Total 1030 sq ft (96 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



