



COB COTTAGE

Lindsey | Suffolk



Chapman Stickels





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A CHARMING DETACHED COTTAGE WITH A SIGNIFICANT SINGLE STOREY ADDITION TOGETHER WITH CART LODGE GARAGING, OFF-ROAD PARKING AND WONDERFUL PRIVATE GARDENS ABUTTING MEADOWLAND

- Front porch • Dining room • Sitting room • Office / bedroom • Playroom / study •
- Open plan kitchen / breakfast room / snug • Garden room • Bathroom • Inner hall •
- Shower room • Utility room • Two ground floor double bedrooms •
- Two further first-floor double bedrooms (with one ensuite) •
- Extensive off-road parking • Detached cart lodge garage with workshop •
- Further outbuildings • Delightful private gardens with paved terraces •
- In all, 0.47 acres •

Hadleigh - 4 miles / Colchester - 14 miles / Sudbury - 10 miles





The Property

Occupying a wonderful 'stand-alone' rural setting, Cob Cottage is attractively positioned in just under 0.5 acres.

According to its grade II listing, cottage dates from the 17th century, although the building in parts appears to be earlier.

In 2010, a substantial rear addition was added, although in 2023 this was comprehensively modernised by the current owners, along with numerous improvements to the main cottage, as well as the construction of a twin bay cart lodge garage (2024).

The combination of the original and the modern parts do cater for multi-generation living, where the single storey addition provides two self-contained bedrooms which are served by a stylishly fitted shower room and a separate bathroom.

With views over a paved inner courtyard, the adjacent kitchen / breakfast room is fitted with oak worksurfaces and a comprehensive range of cupboards and drawers. Integral appliances include an oil-fired Rayburn cooker, a Bosch oven and hob, dishwasher and fridge freezer.

Engineered oak flooring extends into the twin aspect snug and the garden room, which both enjoy panoramic views over the gardens and adjacent meadowland. Providing additional external access is the utility room, which offers further oak worksurfaces, butlers sink, and space / plumbing for white goods. Accessed via the cottage (dining room) the remaining single storey addition comprises an office which lends itself as a further bedroom.

Notably well-proportioned whilst offering much natural light, the main cottage provides two equally sized, twin aspect reception rooms which are divided by a central double-sided fireplace. Via the sitting room, a Victorian single storey addition provides a quaint twin aspect room to the eastern side of the cottage.

Via a central landing, the first floor provides two twin aspect, double bedrooms which overlook the front gardens and a rural vista beyond the minor country lane. Bedroom one is spacious enough to suitably accommodate a recently fitted ensuite shower room to one corner.

Outside, the cottage is set well back in its plot, with an extensive 'in and out' shingle driveway defined by a treelined front garden with established field hedging.

To the eastern side of the cottage is a detached, oak frame and weatherboarded cart lodge garage with adjoining workshop.

Bordering meadowland on three sides, the gardens are chiefly to the south-eastern side of the cottage and offer complete privacy. Extensive areas of lawn are interspersed with established trees, with a vegetable garden with a greenhouse and a further outbuilding to one corner.

Immediately to the rear of the cottage is a sheltered dining terrace of Indian stone, which extends to all sides of the single storey addition. An area of raised decking provides a seating area, which enjoys all aspects of the garden and surrounding countryside.

In all, the property covers about 0.47 acres.

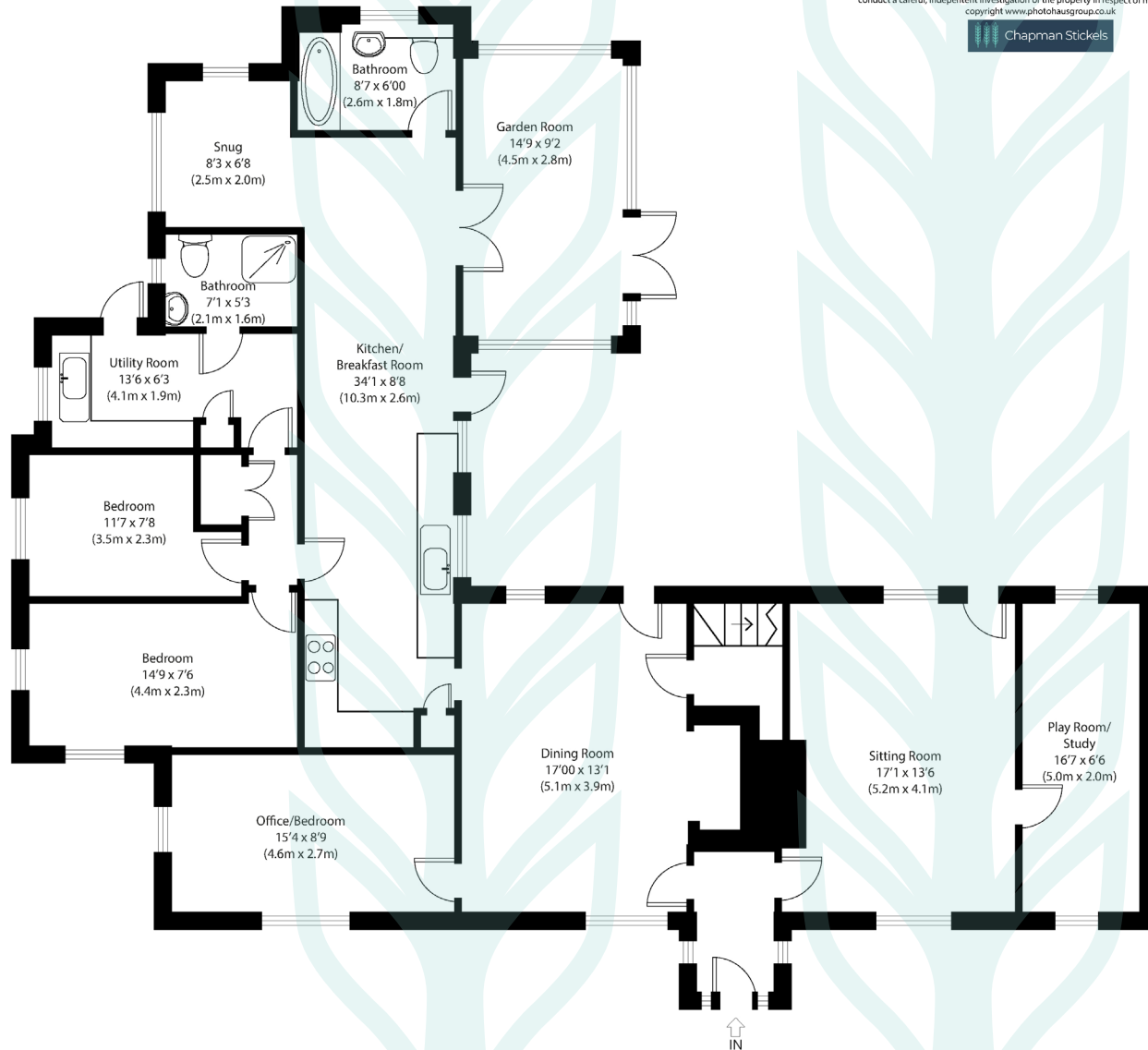




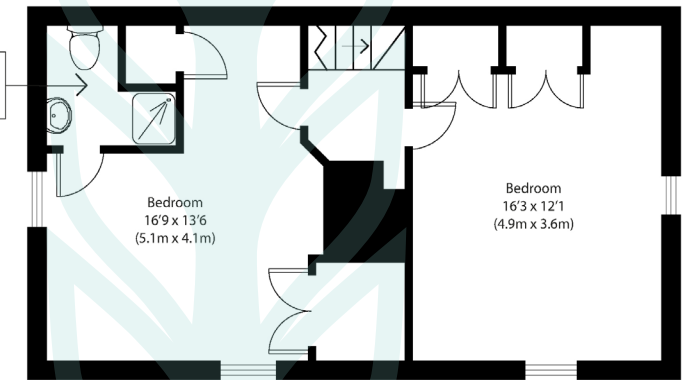
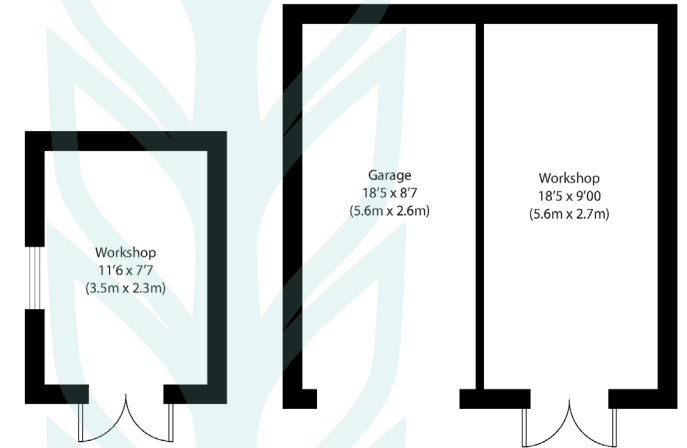
Approximate Gross Internal Area
Main House 2315 sq ft (215 sq m)
Outbuildings 430 sq ft (40 sq m)
Total 2745 sq ft (255 sq m)

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.
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Ground Floor



First Floor

Agent's note
The thatch has been re-ridged (September 2026) and the main part has been recombbed at the same time. It is likely the entire thatch won't require further remedial works for another 20 years.

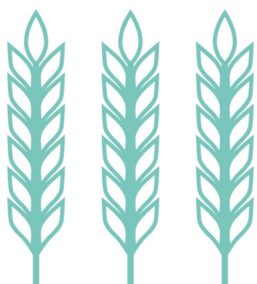
Location

Located on its own to the southern end of the parish, Lindsey is renowned for its tranquil rural setting. There is the very popular Red Rose pub, and a charming village church. Hadleigh, one of Suffolk's finest ancient market towns, is some 4 miles distance and has a wide-ranging mix of amenities including shopping, leisure and recreational activities. Ipswich is about 14 miles, Sudbury 10 miles and Lavenham 6 miles.

Services

Mains water and electricity are connected. Fibre optic broadband. Oil-fired heating via an oil-fired boiler and pressurised water cylinder (both replaced in 2023). Private drainage via a modern treatment plant.

Local Authority and Council Tax
Babergh with Mid Suffolk District Council
Band F (2026)



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