1 THE COTTAGE

Polstead | Suffolk

Chapman Stickels

1 THE COTTAGE POLSTEAD HILL POLSTEAD, CO6 5AH

A CHARMING DETACHED COTTAGE OCCUPYING AN IDYLLIC SETTING WITH GARDENS AND OUTBUILDINGS

Colchester North Station - 9 miles
Sudbury - 10 miles
Hadleigh - 5 miles

• Kitchen / breakfast room • Dining hall • Sitting room •
• Rear vestibule / boot room • Bathroom •
• Landing • Three bedrooms • Gardens •
• Outbuildings • In all, 0.15 acres •

The Property

Occupying a particularly picturesque and prominent position in Polstead, 1 The Cottage is a key feature to Polstead Hill's attractive street scene. This enchanting cottage probably dates from the early 18th century, with a later single storey rear addition which is likely to be Victorian.

Internally, the main access is via a stable door into the twin aspect kitchen / breakfast room, with pamment tiled floor. Cupboards, drawers and oak work surfaces are on three walls, with inset induction hob and oven under. The central dining hall gives further access to the front, with white brick flooring and a fireplace. A door to the rear leads to the single storey vestibule / boot room, with a white suite bathroom beyond. The remaining ground floor consists of the end sitting room, which provides a further fireplace.

Via a front landing, the cottage provides three bedrooms which all provide further fabulous views over the gardens and beyond towards Stoke-by-Nayland. Built in cupboards serve bedrooms three and one, where the latter has a cast iron fireplace.

Beyond the roadside boundary wall, the cottage is set well back in its plot, where much of the elevated garden is to the front (south-west). The garden chiefly consists of areas of lawn with herbaceous borders, with a small orchard to the main front part.

Offering scope for conversion into an annex or home office, outbuildings include a range of former Victorian stables, with an inner yard defined by a further red brick garden wall. To the rear of the cottage is an additional brick and tile outbuilding.

Agent's Note

The straw thatch has recently been reconditioned with a replaced straw ridge.

In favour of neighbouring 2 The Cottage (to the rear) a pedestrian right of way exists over the front pathway.

Location

1 The Cottage is roughly located equidistant between Polstead Ponds and the village green. This desirable and picturesque village provides The Cock pub, an active village hall, community shop and post office, as well as the beautifully positioned St Mary's Church. In addition, there is an excellent network of footpaths across the surrounding rolling countryside. Further amenities and popular restaurants can be found in neighbouring Stoke-by-Nayland, Nayland and Hadleigh.

Services

Mains electricity, water, and drainage. Oil-fired heating.

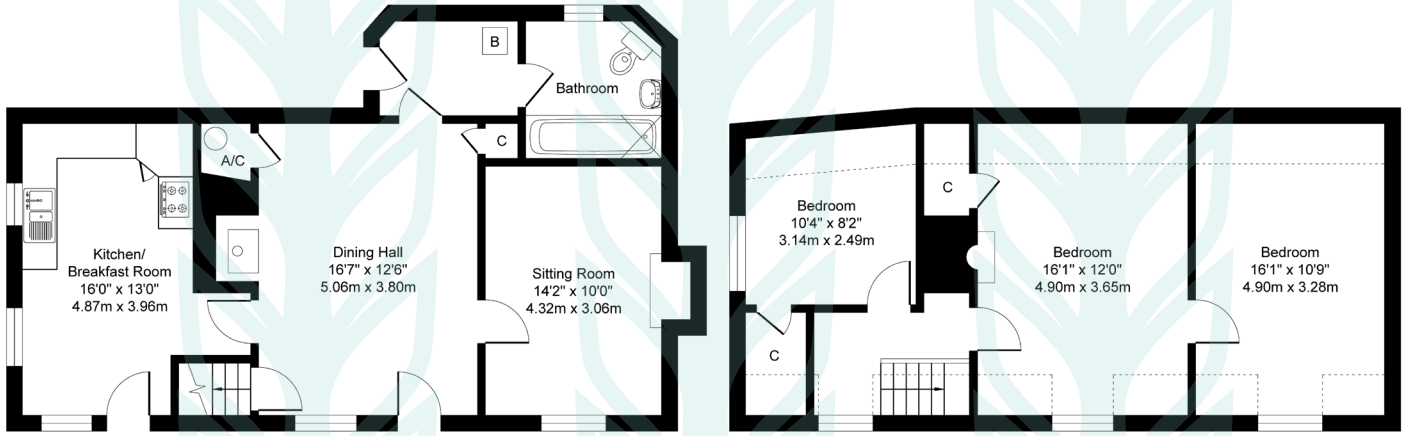
Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council
Band D (2026)

1 The Cottage, Polstead Hill, Polstead, Suffolk, CO6 5AH

Approximate Floor Area

Main House - 1159 sq. ft / 107.65 sq. m



Ground Floor

First Floor

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