

BUCKS

PROPERTY AGENTS



Lydgate Cottage, Birds Green, Rattlesden, Bury St. Edmunds, IP30
0RT
Guide Price £260,000

- Two Bedrooms
- Grade Two Listed
- Inglenook Open Fireplace
- Electric Heating
- Thatched Mid Terraced Cottage
- Beams Throughout
- Courtyard Garden
- Village Location

Birds Green, Bury St. Edmunds IP30 0RT

Welcome to the charming village of Birds Green, Rattlesden, this delightful mid-terraced thatched cottage offers a unique blend of character and comfort. As a Grade II listed property, it boasts an array of original features, including beautiful beams that add to its rustic charm. Upon entering, you are welcomed into a cosy sitting room that seamlessly flows into a dining area, creating an inviting space perfect for both relaxation and entertaining. The cottage comprises two well-proportioned bedrooms, providing ample space for a small family or a couple seeking a peaceful retreat. The bathroom is a true highlight, featuring a luxurious roll-top bath, ideal for unwinding after a long day. The thoughtful design of the cottage ensures that every corner is utilised, making it feel both spacious and intimate.

Outside, the property benefits from a quaint courtyard rear garden, offering a private outdoor space to enjoy the fresh air, perfect for al fresco dining or simply soaking up the sun.

This charming cottage is not just a home; it is a slice of history, set in a picturesque location that is sure to appeal to those looking for a tranquil lifestyle. Rattlesden is a village within Mid Suffolk with the Rattlesden River running through the village with local amenities such as local village shop, post office, pubs, church, play area and sports pavilion. Located 6 miles from Stowmarket offering something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich. With its unique features and inviting atmosphere, this property is a rare find in the heart of the Suffolk countryside.



Council Tax Band: B



Sitting Room

With windows to front and rear, beams, door leading to stairs to first floor, understairs cupboard, inglenook open fireplace, door leading to outside, brick floor and electric panel heater.

Kitchen

With window to side and Velux window, range of high and low units, sink and drainer, tiled splashbacks, space for American fridge freezer, space for range cooker, integrated slimline dishwasher and tiled floor.

Bathroom

With window to rear, roll top bath, low level W/C, pedestal basin, wood panelling, tiled floor and heated towel rail.

First Floor Landing

Bedroom One

With window to front and two windows to rear and radiator.

Bedroom Two

With windows to front and rear, airing cupboard housing hot water tank and loft access and radiator.

Outside

To the front of the property is a brick pathway leading to the front door, slate and shrubs. To the rear of the property is a courtyard garden comprising of brick patio seating area, paving stones, slate, shrubs and shed with power and light connected and for privacy and seclusion is walled and fenced all around.



Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn right onto Hollingsworth Rd At the roundabout, take the 1st exit onto Ipswich Rd At the roundabout, take the 2nd exit onto Needham Rd At the roundabout, take the 2nd exit onto Combs Ln Turn left onto Finborough Rd/B1115 Continue to follow B1115 Slight right at High Rd Turn left onto Mill Rd Continue straight onto Rattlesden Rd Continue onto Birds Grn

Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	