The Street, Badwell Ash

Sheridans

The Street, Badwell Ash IP31 3DH

Offers Over £595,000

Charming extended detached cottage with seperate detached annexe/potential holiday let, enjoying a secluded setting in the heart of a thriving Suffolk village. All in about three quarters of an acre.

Set back within mature gardens and enveloped by greenery, this charming pink-washed grade II listed detached cottage presents an immediately inviting first impression. The characterful recently re-thatched roof, gently undulating eaves and traditional proportions, combine to create a home rich in period appeal, while the surrounding gardens offer a wonderful sense of seclusion and tranquillity.

The internal accommodation is both versatile and well-balanced. At the heart of the home, a welcoming sitting room provides a comfortable and cosy space, complemented by a separate dining room ideal for more formal entertaining. The kitchen has a newly fitted range of units with built in Neff microwave and a Miele dishwasher, is well positioned to the rear, with a useful adjoining utility room, and connects neatly through to a delightful garden room, offering a light-filled spot to enjoy views across the grounds in all seasons.

To the ground floor there is also a bedroom suite with en-suite, lending itself perfectly to single-level living or guest accommodation. A further bathroom and separate cloakroom completes the ground floor accommodation.

Two separate staircases lead to the first floor accommodation comprising three charming bedrooms displaying a wealth of original features and character with church and garden views.

Outside
Outside, the cottage enjoys access down a long sweeping drive leading to the front providing plenty of vehicle parking , turning space and access to a detached double garage. It is understood (as shown on the plan) that the cottage owns a driveway leading to the side of the property, leading to the rear garden. Predominantly laid to lawn and framed by established trees, shrubs and hedging, the grounds offer both open space and more secluded pockets, creating an excellent environment for relaxation and entertaining. The outlook is leafy and private, enhancing the sense of retreat. In addition, the property benefits from a detached annexe comprising a generous studio-style bedroom/living space with its own kitchen and shower room, ideal for guests, dependent relatives or potential income (subject to any necessary consents). All in .75 of an acre.

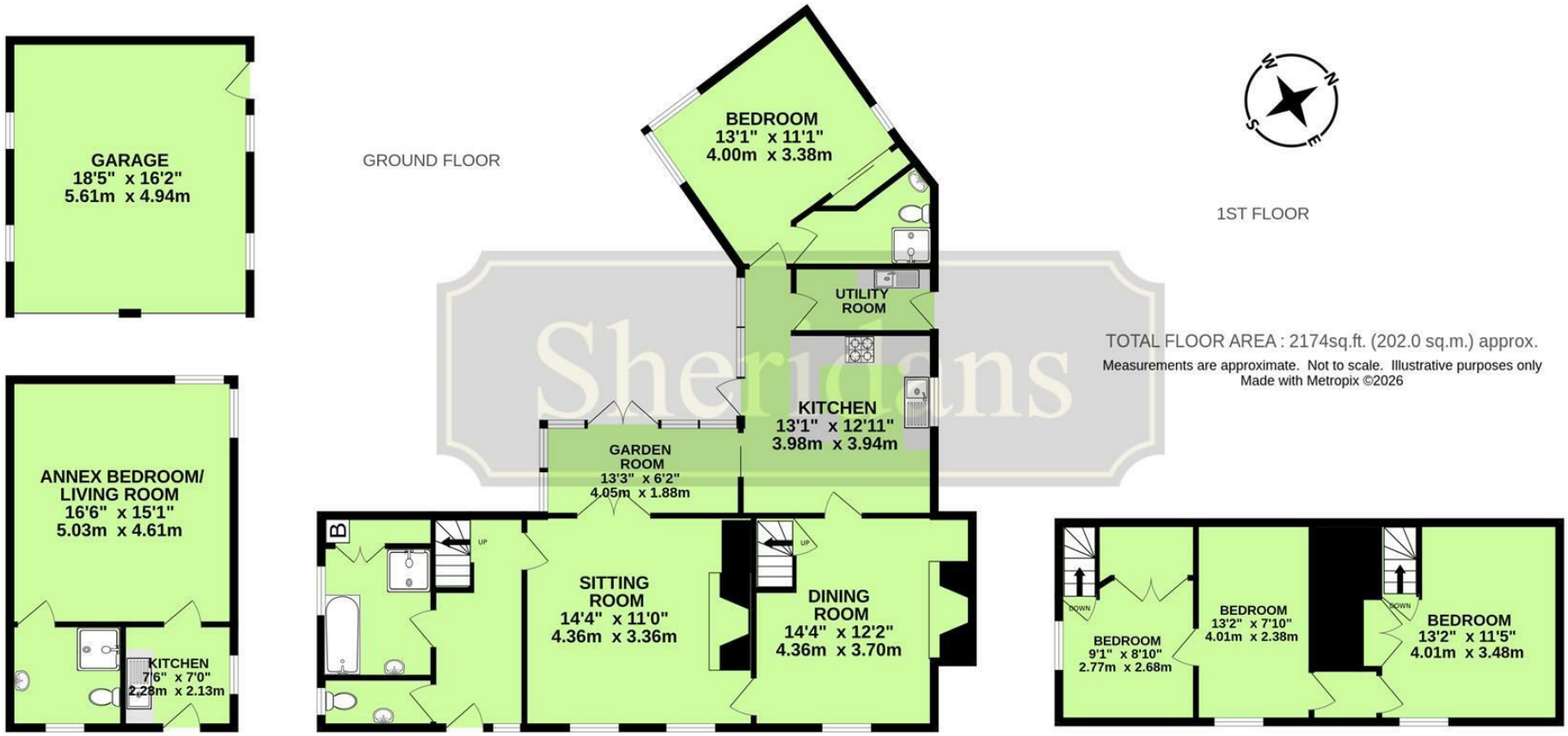
Location
The property enjoys a private tucked away setting enext to the historic church within the very heart of the village. Badwell ash is a thriving village, growing more popular by the day with local amenities including a shop/post office, church, and well regarded public house. Badwell Ash is situated approximately 12.4 miles from the historic market town of Bury St Edmunds and approximately 13.5 miles from the market town of Diss, with its main line rail link to London.

Directions
When entering Badwell Ash from the direction of Hunston, the driveway leading to the cottage will be found on the left hand side just before the church.

3 What Words ///walked.blackbird.interacts

- Quintessential detached grade II listed cottage
- No onward chain
- Ample vehicle parking, turning space and double garage
- Re thatched 2024 and set within beautifully established grounds of .75 of an acre
- Grade II listed, wealth of original features
- Detached annexe
- Sitting room, dining room
- Kitchen, utility
- Ground floor principal bedroom with en-suite
- Three remaining bedrooms, bathroom, cloakroom

Services
Mains electricity, drainage and water. Oil fired radiator central heating.
Council Tax: Mid Suffolk Band: E
Broadband speed: Up to 76 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three and O2 (Source Ofcom)
Flood Risk: Surface water - Very Low Risk. Rivers & The Sea - Very Low Risk



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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