



Holly Cottage,
1 Holly Lane, Rushmere St Andrew, IP5 1DN



This enchanting 3-bedroom Suffolk pink cottage tells a story of craftsmanship and character. Beautifully reimaged for modern living while celebrating its wealth of original features, it offers an easy balance of comfort and practicality. From cosy evenings beside the fire to sun-soaked afternoons in the west-facing garden and countryside walks quite literally on your doorstep, this is a home that embraces the very best of village life, with town amenities and road and rail links close by.

KEY FEATURES

- Beautiful end of terrace Cottage
- 3 bedrooms
- Superb location
- Country style kitchen
- Extremely well presented throughout
- A wealth of original features
- Wood burning stove
- West facing garden
- Summer house
- Great access to countryside walks

The current owners were drawn to the cottage by the location, close to family and commuter links as well as the countryside and also the potential to enhance this characterful property. They have completely refurbished the home, including replacing all the windows with double glazing but respecting the heritage by including traditional black monkey tail handles. They have replaced the kitchen and bathrooms, the carpets and flooring, boarded out the loft, added the wood burner and the patio plus repointed the rear wall. The home is now a turnkey offering – just move in and live life!







Step inside

A surprisingly generous entrance hall with cloakroom just off it, offers ample room for muddy boots after countryside walks, shopping bags and the everyday comings and goings of family life. To the right, the sitting room is rich in atmosphere, where exposed beams, an impressive brick fireplace and a crackling wood-burning stove create an irresistibly cosy retreat. Every detail speaks of the cottage's heritage, while thoughtful styling ensures it feels elegant and welcoming. The bespoke country-style kitchen perfectly balances rustic charm with modern convenience. A classic butler sink, granite worktops, quality cabinetry and contemporary appliances including a wine cooler and a barista station, sit comfortably alongside the ancient beams, while the peninsula naturally draws family and friends together. Beyond, the dining area enjoys views across the garden, with wide patio doors opening onto the patio to create a relaxed connection between inside and out, perfect for long summer lunches, relaxed entertaining and evenings spent beneath the setting sun.

Explore Upstairs

Stairs rise from the kitchen to a thoughtfully designed study area, cleverly incorporated on the landing, creating the ideal space for home working without compromising the flow of the home. The principal bedroom is a wonderfully tranquil sanctuary, enjoying a dual aspect that fills the room with natural light, wardrobe space, while showcasing magnificent, exposed beams and brickwork that serve as a constant reminder of the cottage's heritage. Two further bedrooms provide versatile accommodation, equally suited to family life, home office, visiting guests or elegant dressing rooms. Serving the bedrooms is a beautifully appointed family bathroom, unusually large for a cottage, with extra storage tucked in behind the shower cubicle. A freestanding bath invites long, leisurely soaks, complemented by a separate shower. Thoughtful touches like the privacy glass with an elegant oak leaf pattern and practical Karndean flooring make modern living easy whilst perfectly reflecting the character of the property.



History and Heart

The cottage, whilst not listed, is a building of historical interest and is part of what was called Old Shop Terrace. Throughout the cottage, original beams crafted from 1400's shipping beams, carefully preserved features and tasteful finishes create interiors that feel both authentic and beautifully curated. The whole row of cottages was once owned by the local brewery Tolly Ales - this home was called "Tolly Cobbold" and used as the shop from where the ale was sold. It is still a home where people gather and the current owners embrace every season whether decorating the beams with witches hats during Halloween or making it a magical place at Christmas, when lights are woven into the beams, greenery decorates the home and the family are always inviting themselves over to join in the Christmas Eve carol singing by the duck pond, where the village willow tree is decorated with Christmas lights. The house has seen wedding celebrations with champagne by the open fire and welcomed new lives – this is a home with heart.

Step Outside

The garden is a private haven, bathed in afternoon and evening sunshine and thoughtfully designed for both relaxation and entertaining. A generous patio provides the perfect setting for al fresco dining, while the surrounding planting creates a delightful sense of privacy and tranquillity. The charming summer house offers endless possibilities, whether envisioned as a home office, potter's studio, kiddies play house or a peaceful sanctuary on the veranda with a morning coffee. Fitted with electrics and lighting it provides a wonderful extension of the living space and embraces the increasingly sought-after balance between work and home. The back gate leads to two designated parking spaces making coming home with children and shopping so easy – just open the gate and pile into the kitchen/dining room. For visitors there is a layby opposite for two cars and an abundance of parking in the village by the duck pond.



On The Doorstep

Life here is defined by the beauty of the surrounding countryside. Step beyond your front door and discover an idyllic network of footpaths winding through open fields, alongside a stream and two duck ponds complete with ducklings. Morning dog walks, weekend rambles and family adventures become part of everyday life, offering an enviable connection with nature. Rushmere St Andrew itself benefits from a fine church, St Andrews, a children's playground and a Baptist church which runs lovely toddlers' clubs. For sporting enthusiasts there are stables close by, football clubs and Ipswich YM Rugby Club in the vicinity along with the popular Rushmere Golf Club.

How Far Is It To

The historic market town of Woodbridge just 10 minutes away with a wide variety of day-to-day amenities including Ufford Golf & Spa Hotel, train station for links to London, vets, and GP surgeries. Ipswich provides a comprehensive range of facilities with Ipswich General Hospital just a stone's throw away along with an extensive range of local and national shops, businesses, a wide range of public houses and restaurants, and the popular Waterfront area. For commuters, the mainline Ipswich railway station offers a direct link to London's Liverpool Street Station, in just over the hour and there are great road links to the A14 and A12 trunk roads.

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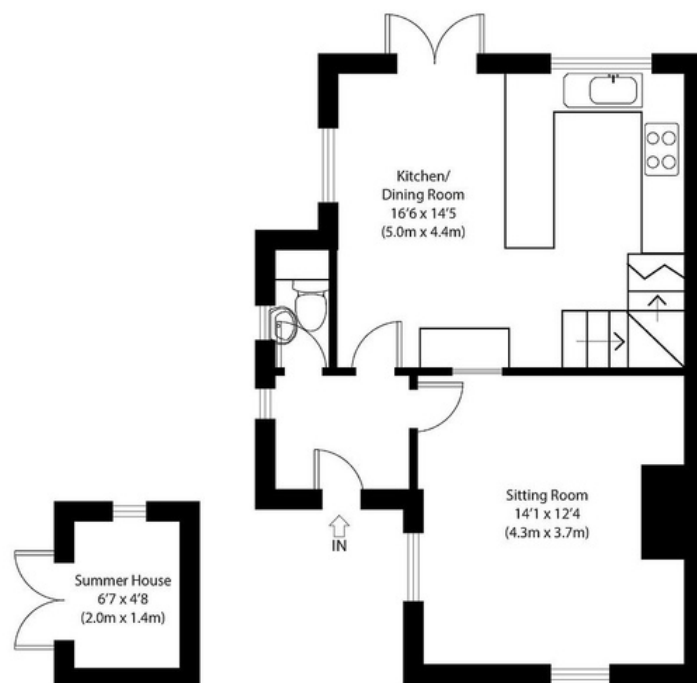
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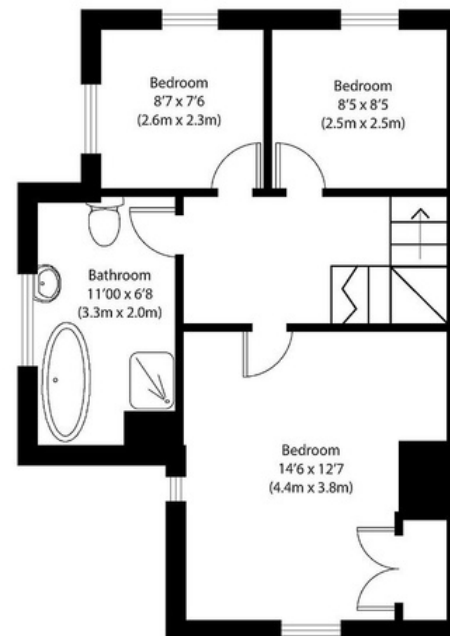
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East Suffolk District Council – Band D – Freehold





Ground Floor



First Floor


 Approximate Gross Internal Area
 Main House 945 sq ft (88 sq m)
 Outbuilding 30 sq ft (3 sq m)
 Total 975 sq ft (91 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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