

Tudor Cottage | Ringshall Road | Great Bricett | IP7 7DG

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*“A delightful Grade II Listed detached property standing in attractive grounds offering idyllic countryside views, extensive off-road parking, double garage & workshop.”*

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## Description

A delightful and characterful four bedroom, Grade II Listed detached property, standing predominately in an elevated position on the outskirts of Great Bricett, in a rural yet accessible location.

Believed to date from the 17th century, the property displays numerous period features but has also benefited from more recent blending of modern appliances and décor, courtesy of the current owners.

The main house, arranged over two floors and constructed predominately of a timber frame beneath a thatched roof, boasts generous grounds to complement it further and idyllic countryside views surround it.

Other notable features include ample off-road parking courtesy of the recently landscaped driveway, a double garage with adjoining workshop, established and well-maintained formal gardens as well as vegetable garden, fruit trees and decked area.

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**The accommodation comprises:**

Double doors to:

**Reception Hall**

Windows to either side and doors to:

**Dining Room Approx 16' x 15'4 (4.88m x 4.67m)**

Currently used as a dining room but ideal for a variety of uses and enjoying a great deal of natural light by way of double aspect windows to the front and side (with secondary glazing), exposed timbers and feature inset with fireplace with wood burning stove on a brick hearth with red brick surround and oak bressummer over and striking shelving cabinets to either side.

**Sitting Room Approx 15'8 x 15'6 (4.78m x 4.72m)**

Exposed timbers, window to front aspect with secondary glazing, stairs rising to the first floor, inset with woodburning stove with brick hearth, brick surround and oak bressummer over, latch door to staircase leading to first floor and doors to:

**Inner Hall**

Access to loft, exposed red brick chimney breast and doors to:

**Master Bedroom Approx 12'8 x 12' (3.86m x 3.66m)**

Double doors to the side opening onto the terrace as well as double

aspect windows to the rear and side. Spotlights and substantial bespoke wood wardrobe.

**Shower Room**

Luxuriously appointed white suite comprising w.c, hand wash basin with storage under, corner tiled shower cubicle, heated towel rail, partly tiled walls, window to rear aspect, spotlights and extractor.

**Study/Bedroom Approx 8'9 x 8'2 (2.67m x 2.49m)**

Ideal for a variety of uses but currently used as a study, and showing just one of the ways working from home could be introduced. With window to side aspect, extensive built-in storage and door to:

**En-Suite Shower Room**

Recently refitted and luxuriously appointed white suite comprising w.c, hand wash basin with storage under, tiled splashback, double length shower, window to rear aspect, spotlights and extractor.

**Kitchen Approx 15' x 14' (4.57m x 4.27m)**

Perhaps the most noticeable part of the refurbishments and updating actioned by the current owners, and this magnificent space now provides extensive matching wall and base units with granite worktops over and inset with sink, drainer and Quooker chrome mixer tap, feature island incorporating oven and halogen hob, bin store and wine rack, dishwasher, double door to rear, window to front aspect with secondary glazing, and space for American style fridge/freezer. This room also

benefits from recently refitted flooring. Stable door to rear and internal door to:

#### **Breakfast Room Approx 12'3 x 8'2 (3.73m x 2.49m)**

Incorporating a dining area but equally suitable as a more substantial than usual utility room, this space provides storage cupboards, space for white goods, stable door to front and double aspect windows to the rear and side (with secondary glazing). This room also benefits from recently refitted flooring.

#### **First Floor**

The upstairs living accommodation is separated in the middle and can therefore be accessed via two staircases. The first, via the staircase standing centrally in the Sitting Room, leads to:

#### **Landing**

With exposed timbers, door to storage cupboard and door to:

#### **Bedroom Approx 16'11 x 15'11 (4.88m x 4.85m)**

Double room incorporating impressive oak floor boards, double aspect windows to the front and side incorporating secondary glazing, door to storage cupboard, hand wash basin, bidet and feature inset with exposed red brick surround. This room also houses the hot water tank.

Second staircase, through the aforementioned Suffolk latch door, to:

#### **Bedroom Approx 22'1 x 16'7 (6.73m x 5.05m)**

Double room with double aspect windows to the front and side incorporating secondary glazing and featuring open studwork, exposed red brick chimney breast with feature inset, exposed timbers, hand wash basin and bidet.

#### **Outside**

Tudor Cottage is set slightly back from the road and therefore enjoys a predominantly lawned frontage behind established hedging and is also slightly secluded behind a range of established, pretty specimen trees. The property is accessed over a more recently landscaped gravelled drive providing extensive off-road parking through a five-bar gate as well as an adjacent set of double gates. From here is access to a detached double garage, with power and light connected and personnel door to side, and with mezzanine floor above, ideal for additional storage. Adjoining the rear of the double garage is a workshop with double aspect windows, power and light connected and benefiting from a series of workbenches.

The formal gardens are predominately lawned and private in nature with boundaries defined by a mixture of fencing and hedging, with pathways meandering through and leading to a terrace, which abuts a corner of the main house. Also incorporated within the plot is a pretty but modest pond, greenhouse and covered decking area (on which stands a hot tub). Far-reaching and rolling countryside views can be enjoyed on multiple sides, courtesy of the enviable, elevated position.

In all about 0.3 acres.











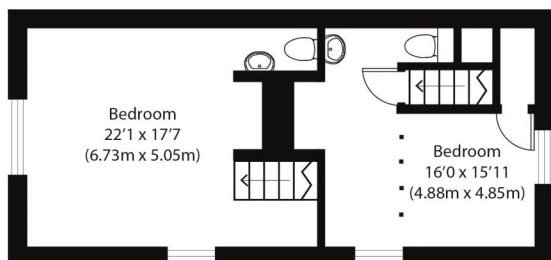


### About the Area

Great Bricett is a lovely little village nestled in the heart of rural Suffolk approximately five miles from Needham Market. The village facilities include an active village hall and church. Nearby villages include Ringshall, Willisham, Offton, Nedging Tye, Wattisham and Bildeston. Nearby schools can be found at Ringshall Primary School and Stowmarket High School.

Needham Market is a desirable small town situated in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. There are a range of everyday amenities and individual shops including butcher, baker, tea shops/cafes, public houses, take-away restaurants, a post office and a Co-op supermarket. There is also a library, community centre, dentist and a good local primary school. Alder Carr Farm offers fresh farm food for sale and a restaurant. Needham Market also has good transport links with bus and train services into Stowmarket and Ipswich, where there are mainline services to London Liverpool Street Station.



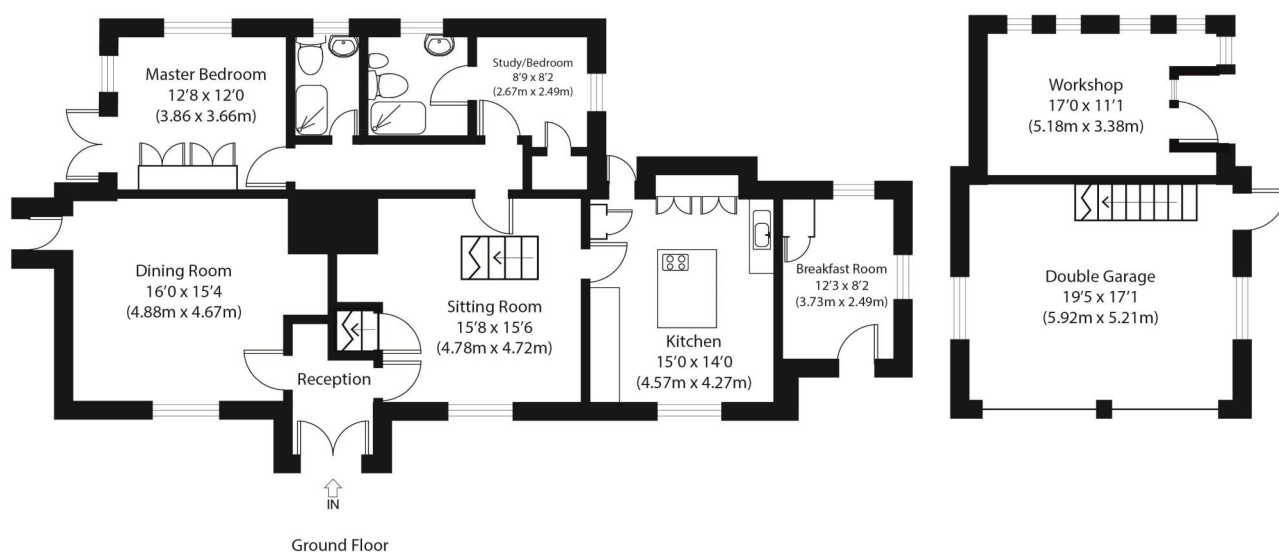


First Floor

Approximate Gross Internal Area  
Main House 2021 sq ft (188 sq m)  
Outbuilding 505 sq ft (47 sq m)  
Total 2526 sq ft (235 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. copyright www.ejphoto.co.uk

TOWN & VILLAGE



Ground Floor

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**Local Authority:** Mid Suffolk District Council

**Council Tax Band** – F

**Services:** Mains water and electricity. Oil-fired heating (recently replaced oil tank). Private drainage (septic tank).

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