



35 CHAPEL STREET

Bildeston | Suffolk



Chapman Stickels

35 CHAPEL STEET BILDESTON SUFFOLK, IP7 7EP

Hadleigh – 5.5 miles
Ipswich – 14 miles
Bury St Edmunds – 15 miles

- Sitting room • Dining room • Inner lobby • Kitchen • Utility with WC •
- Landing • Two double bedrooms • Single bedroom • Bathroom •
- Private south-facing garden •

The Property

Likely to date from the early Tudor period, 35 Chapel Street is an attractive cottage forming part of a range of jettied buildings, which are Grade II* listed.

Arguably occupying the most desirable residential area in Bildeston, the property is part of the historic linear pattern to Chapel Street, which joins the Market Square.

Internally, the core ground floor accommodation is characterised by lofty front reception rooms with heavily timbered ceilings. An inglenook fireplace is a feature to the main sitting room, as well as two fine original arched doorways, one of which connects the two rooms. A prominent 19th century bay window is a feature to the dining room.

Beyond an inner hall is a much later, single storey addition comprising the kitchen, which is chiefly fitted with beech worksurfaces and modernised base and eye level storage units. Integral appliances include Neff electric hob, double oven and a dishwasher.

Adjacent to the kitchen is the utility room (with WC) which provides a further hardwood worksurface to one wall, with additional storage facilities, space and plumbing for white goods, and an oil-fired boiler to one corner.

Accessed via the inner hall, the first floor provides two front double bedrooms with additional exposed wall timbers, and views over Chapel Street. To the rear is a single bedroom and a modernised bathroom, which serves all three bedrooms.

Outside, the property provides a private, south facing garden which backs onto neighbouring gardens, giving a distinct rural feel. The garden consists of a rear patio which leads onto a large expanse of lawn which is defined by established flower and shrub beds. A pedestrian gate gives access to a right of way over neighbouring gardens, which returns to Chapel Street.

Agents Note

Neighbouring properties are not granted a right of way over the property.

Despite the absence of allocated off-road parking, unrestricted spaces are readily available within the immediate locality.

A CHARMING THREE-BEDROOM COTTAGE LOCATED IN THE CENTRE OF BILDESTON TOGETHER WITH WELL-PRESENTED ACCOMMODATION AND A PRIVATE, SOUTH-FACING GARDEN



Location

Located some 100 metres west from the Market Square, Bildeston is a popular mid-Suffolk village approximately 5 miles from the market town of Hadleigh. The village is well served with amenities, which includes a Post Office / General Stores, Heath Centre, Primary School, and the acclaimed Bildeston Crown & King's Head pubs.

Services

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

Local Authority and Council Tax Band

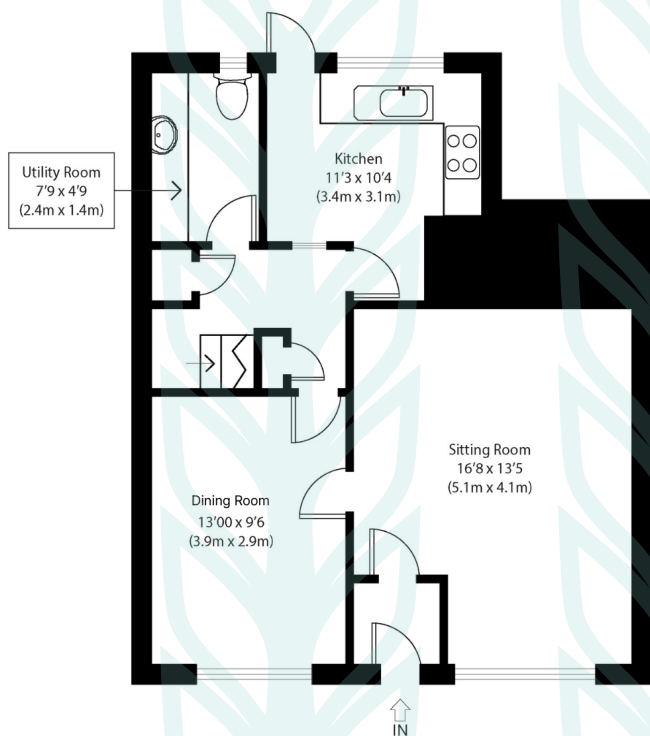
Babergh with Mid Suffolk District Council
Band D (2026)



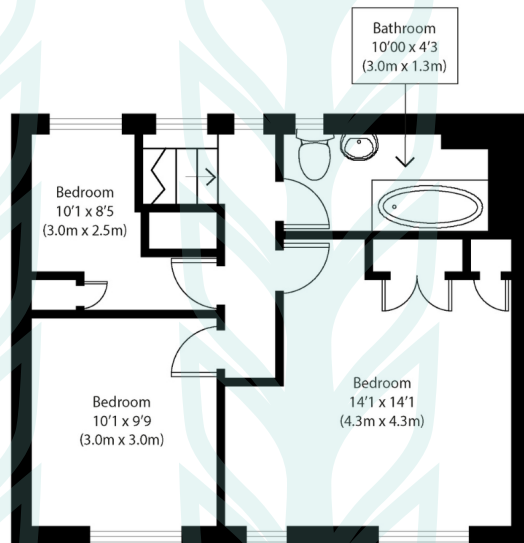
Approximate Gross Internal Area 1065 sq ft (99 sq m)

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.photohausgroup.co.uk

Chapman Sticksels



Ground Floor



First Floor



Chapman Sticksels

2 Market Place,
Hadleigh,
Suffolk,
IP7 5DN

info@chapmansticksels.co.uk
www.chapmansticksels.co.uk

01473 372 372

All enquiries:

Benedict Sticksels
ben@chapmansticksels.co.uk

Cleo Shiel
cleo@chapmansticksels.co.uk



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