



Maple Cottage
Yaxley | Eye | Suffolk | IP23 8BH

 FINE & COUNTRY

FAIRY TALE COTTAGE



It's the picture of the quintessential English country cottage that lives rent-free in your head – and here it is, In Real Life! Occupying a village-centre location, this three-bedroom beauty nevertheless sits in its own plot screened by an evergreen hedge, and an enclosed rear garden, a rare and enviable marriage of accessibility and privacy. So, if cherishing a historic home is on your wish list, waste no time because this one is sure to be in high demand.



KEY FEATURES

- A wonderful, detached Grade II listed cottage
- Large Principal bedroom and two further bedrooms
- Excellent custom-made kitchen
- Inglenook fireplaces
- Peaceful no through road
- Exceptional character features throughout
- Immediate access to the surrounding countryside
- Excellent transport links to the A140
- A short drive from the train links and amenities of Diss
- Chain Free

An arch in the hedge leads into a deep and secluded front garden. The pretty thatched roof with its decorated ridge and three symmetrical eyebrow windows will melt the hardest of hearts before a foot even crosses the threshold. Creamy rendered elevations have been treated to new lime wash just recently and entry is into a small vestibule at the side of the original chimney stack. Inside, white-washed walls, natural timber beams, exposed brickwork and rustic clay floor tiles conjure a feeling of spaciousness and calm in what was long ago three small cottages.

Step Inside

A left turn brings you to the kitchen, a broad space with a dramatic bressummer overhead. The keen cook will thrill at the sight of the inglenook gap housing a giant toledo range cooker with induction hob and electric ovens. Base units in a walnut finish with stone counters provide ample prep space and a long stone-topped island offers a perch to children or dinner guests. This is a welcoming space indeed with light flooding in from the west through two large windows. A door leads directly to the rear garden.

Light and Space

A right turn from the vestibule brings you to the central room, used best as a dining room. This side of the stack is home to a woodburning stove in the wide inglenook. An ancient bread oven door can still be seen to the right which leads to an exterior oven outside, a delightful historic leftover. The great advantage of 17th century homes like this one is that rooms lead one to another in a simple row, meaning that they benefit from windows on at least two sides. Later on, halls and landings meant interior windowless walls which impeded the flow of light. Not so here! The dining room and adjacent sitting room are a lovely example of a structure that is just one room deep and where daylight, with all its benefits, is always present. A portion of wall has been removed between the studwork, opening the dining room directly to the sitting room and enhancing the sense of light and space. Another chimney stack on the end wall is currently home to the television with plenty of space around for sofas with a good view. You might consult the sweep, however, to see if this chimney could be reopened. Being the end room, this space is brightened considerably by windows on three sides.





KEY FEATURES

Exploring Upstairs

The staircase wraps around itself and rises to a landing, probably carved out from an original middle bedroom. A necessary later rearrangement, this of course means the three bedrooms are all separate and private. The new arrangement also allowed a bathroom which certainly would not have been in the 17th century layout. The suite in here is suitably retro with a shower above a roll-top bathtub and a sink on a pretty ironwork washstand. The central single bedroom is cosy and the two bedrooms either end of the building are spacious and bright with windows each on two elevations and beams soaring up into vaulted ceilings.

Step Outside

If maintaining a garden isn't your thing, then you'll be pleased to realise that not much beyond a bit of mowing and annual hedge-trimming is required here. The garden has even been returfed just recently. Then again, the green-fingered will see the blank canvas ready for further design. A gravelled area runs across the back of the house on a west-east axis, meaning sunshine will always be somewhere for morning coffee or an evening aperitif. A track from the street belongs to the neighbour but provides access for Maple Cottage to the rear garden.

On The Doorstep

Small it may be, but Yaxley punches above its weight. On offer in the village is the Cherry Tree public house, now a bar and tandoor and the Bull Auberge which has a restaurant and accommodation. The community centre at the village hall plays host to a number of clubs – Art Club, Garden Club, the Needlework and Craft group, Yoga and Pilates. Mellis with its famous nature-reserve common is just over a mile away and the popular Railway Tavern there will make a great destination for a Sunday morning stroll. There is also an Ofsted-outstanding primary school and the well respected Hartismere School for those of High School age. Less than five minutes away by car is Eye, a well-served market town with everything you could need in easy reach - two supermarkets, a butcher's shop, a baker, a deli, antiques shops and even a chocolatier!





















INFORMATION



How Far Is It To...

A short drive will get you to Diss from where trains reach London in less than 90 minutes. By car, the nearby A140 puts you in easy reach of Norwich and Ipswich, both of which are a little over half an hour distant.

Directions

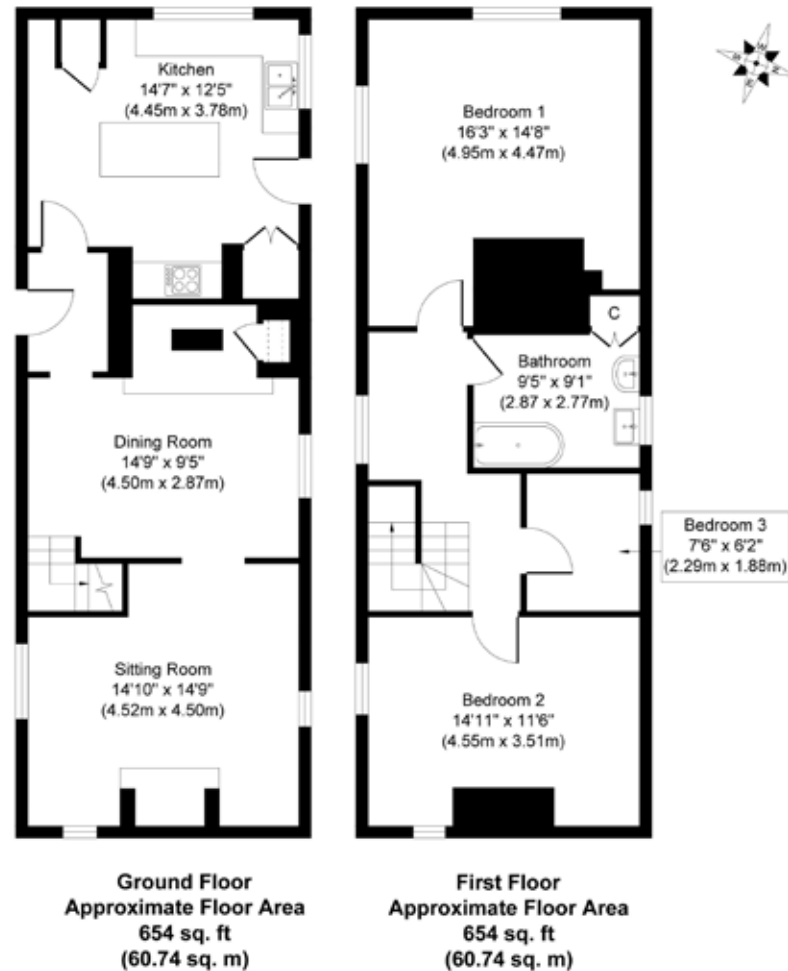
From Diss head south on the A140 and take the right-hand turn to Yaxley. Turn right on to the street and then right again on the old Norwich road and the property is on the left.

Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location /// awaiting. promotion.upholding

Services, District Council and Tenure

Babergh and Mid Suffolk District Councils - Band D
Oil Fired Central Heating (serviced 2025)
Mains Electricity, Water and Sewerage
Thatch redone in 2010



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