



**Moats Tye, Coombs
Suffolk.**

**DAVID
BURR**



2 The Thatchers, Moats Tye, Combs, IP14 2ER

Moats Tye is a small rural hamlet conveniently positioned for the market town of Stowmarket, which offers everyday amenities, schooling and mainline rail services to London Liverpool Street. The property combines rural tranquillity with accessibility — ideal for those seeking a character home within easy reach of town and transport links.

Two Thatches is a quintessential Suffolk period home, Grade II Listed and thoughtfully improved in recent years, including a sympathetic extension that enhances both space and flow. The property enjoys open farmland views to both front and rear and sits within mature grounds of approximately half an acre (sts). The total floor area extends to approximately **1,665 sq ft (154.7 sq m)** with an additional **629 sq ft (58.4 sq m)** of garage and outbuildings.

A beautifully restored Grade II Listed thatched cottage with approx. 0.5 acres and substantial garaging/workshop

Key Features

- Grade II Listed period thatched cottage
- Sympathetically restored and extended
- Three double bedrooms
- Two bath/shower rooms
- 20ft sitting room with inglenook fireplace
- Large kitchen/dining room with central island
- Approx. 1,665 sq ft of accommodation
- Approx. 629 sq ft of garage/workshops
- Grounds of approximately 0.5 acres (sts)
- Pond and mature gardens
- Open farmland views front and rear

ACCOMODATION

GROUND FLOOR – Approx. 958 sq ft (89 sq m)

KITCHEN / DINING ROOM – 17'9" x 17'6" (5.42m x 5.34m)

A superb family-sized room forming the heart of the home. Rich in period charm with exposed beams and clay tiled flooring, together with an attractive open fireplace. Fitted with an extensive range of wall and base units and

complemented by a central island (not to remain). Ample space for a large dining table and informal seating.

ENTRANCE HALLWAY

A generous central hallway with staircase rising to the first floor and doors leading to the principal rooms.

STUDY / SNUG – 12'2" x 7'10" (3.72m x 2.40m)

A versatile reception room with character features, ideal for home working or reading room.

SITTING ROOM – 20'8" x 17'9" (6.30m x 5.41m)

A striking extension with oak timbers and ceiling beams. An inglenook-style fireplace with exposed brick surround and inset log burner forms a focal point. Patio doors open onto the rear garden, creating excellent indoor–outdoor flow.

GROUND FLOOR BATHROOM - Fitted with bath, wash hand basin and WC.

FIRST FLOOR – Approx. 729 sq ft (67.8 sq m)

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PRINCIPAL BEDROOM – 20'0" x 15'5" (6.10m x 4.69m)

An impressive double bedroom with delightful outlook across the gardens and countryside beyond.

BEDROOM TWO – 14'9" x 8'6" (4.49m x 2.60m)

A well-proportioned double room.

BEDROOM THREE – 14'9" x 7'11" (4.49m x 2.41m)

A further double bedroom.

SHOWER ROOM - Fitted with shower, wash hand basin and WC.

OUTSIDE.

The property is approached via a generous driveway providing ample parking.

OUTBUILDINGS (Approx. 629 sq ft total)

- Double Garage – 32'2" x 9'9" (9.80m x 2.97m)
- Workshop – 15'1" x 10'6" (4.60m x 3.20m)
- Shed / Workshop – 14'0" x 8'11" (4.27m x 2.72m)
- Separate store

These buildings provide excellent versatility for storage, hobbies, home business use or further potential (subject to any necessary consents).

GARDENS & SETTING - The gardens extend to approximately 0.5 acres (subject to survey) and are predominantly laid to lawn with a variety of mature trees and established shrubs.

A generous pond adds charm and biodiversity, while the rear boundary enjoys open farmland beyond. The front aspect also benefits from attractive rural views, creating a wonderfully private and peaceful setting.

SERVICES: Mains water, electricity, oil fired central heating and private treatment system. Heating can also be provided by the wood burner via a back boiler.

NOTE: None of these services have been tested by the agent.

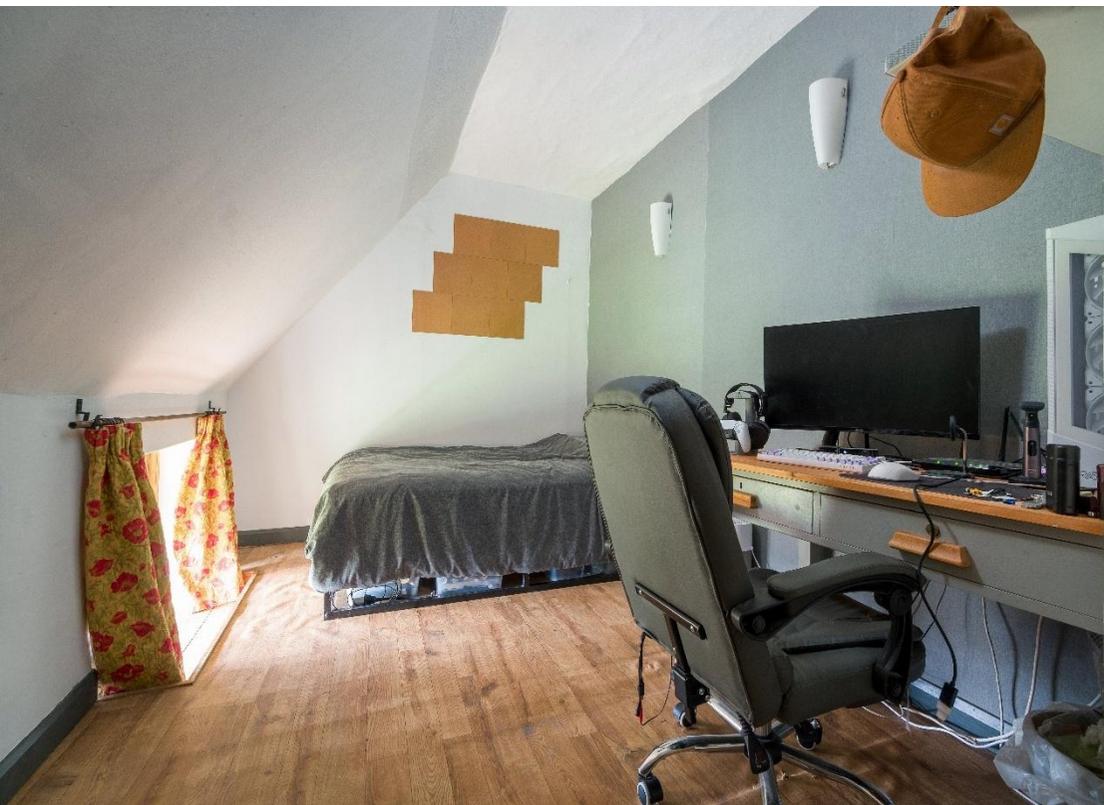
LOCAL AUTHORITY: Mid Suffolk District Council – Band C.

EPC RATING: Not applicable.

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.

TOTAL FLOOR AREA (approx.)
Accommodation: 1665 sq.ft (154.7 sq.m) - Garage/Outbuildings: 629 sq.ft (58.4 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for David Burr Estate Agent.



1ST FLOOR
729 sq.ft. (67.8 sq.m.) approx.

