



Feldemore
Bacton | Stowmarket | Suffolk | IP14 4LF

CHARACTER COTTAGE



'This beautiful three bedroom period cottage is full of character and has been incredibly well maintained by the owner. With excellent proportions and a cosy feel, it's a lovely place to call home. Lovingly landscaped gardens add to the appeal, as does the garage, workshop and the location – you are part of a friendly and active community here but also have easy access to the countryside, market towns and villages and to the coast.'



KEY FEATURES

- Delightful Period Cottage
- Wonderful Original Features
- Not Listed
- Two Bedrooms plus Study/Bedroom Three
- Two Bathrooms
- Garage and Workshop
- Delightful Gardens
- No Onward Chain
- Quintessential Village Home

With its picture-perfect Suffolk pink elevations and a wealth of authentic features inside, this property bursts with quintessential cottage charm. It's practical too, with well-proportioned rooms and a comfortable flow to the accommodation. The village location is wonderful and people here will give you a warm welcome, so this is a great place to put down roots and feel at home in the glorious Suffolk countryside.

Classic Cottage Character

The property dates back to around 1650 but isn't listed. When the current owner and her husband came here in 1985, the cottage needed a lot of work to bring it back to its best. The owner's brother was a builder specialising in period properties, so he embarked on renovation works for the owner and finished everything to an impeccably high standard, using traditional materials and craftsmanship. Here you can see that everything has been finished beautifully and maintained carefully to stand the test of time. The result is that 40 years down the line the cottage comes to the market in move-in condition, there's no work that needs to be done - unusual in a property of this age.

Welcome Home!

You'll find the entrance tucked away to the side of the cottage. Step through the porch into the main hall and you'll have access to both staircases and to all the ground floor rooms. The kitchen looks out to the front. A high quality, farmhouse-style kitchen, there's room here for a breakfast table. Also looking out to the front is a spacious reception room with a log burner effect heater in the original fireplace. The wonderful oak beams and exposed timber frame add great character and enhance the room's cosy charm.





KEY FEATURES

The reception is part open to a further reception room that's even more generously proportioned and has room for both seating and dining. Again, there's a wealth of oak timbers here and you also have a door to the garden and views over the terrace and lawn. Another door takes you back into the hall for easy access to the kitchen. There's a shower room comprising a shower, sink and WC that completes the ground floor accommodation. Upstairs you have a generous and attractive master bedroom with a vaulted ceiling and lots of built-in storage, plus a smaller double bedroom at the rear of the cottage, the two sharing a family bathroom. Up the other staircase is what is currently a study but could also be used as a bedroom with a few simple tweaks.

Exploring Outside

Within the plot there's a single garage with an attached workshop, which makes a great hobby space. It's separated from the main part of the garden by hedging, which enhances the lovely green outlook from the house. It's clear that the garden has been well loved over the years and has been thoughtfully planted. There is colour and interest throughout the seasons and you're nice and private too. The owner has created several different seating areas to make the most of the light and shade throughout the day and from which to enjoy each area of the garden. The terrace is very sheltered, so it's a lovely place in which to relax. You have a number of pretty period properties along the road here, so it's an attractive setting all round.

The cottage is located in the heart of this friendly village, just two minutes walk from the village store by the village pond and less than five minutes walk from the pub which serves very good quality food. There's also an excellent medical centre down the road. When you need to go further afield, you'll find you're spoilt for choice here, with a number of nice villages and charming market towns nearby, not forgetting the coast. The owner has spent many a happy afternoon at the beach, watching ships come and go from the port at Felixstowe, walking along the shoreline or tucking into fish and chips.





























INFORMATION



Directions:

On entering the village of Bacton from the East, follow the road through the village past the medical centre, village pub and shop. The property will be found on the right-hand side identified by a Fine and Country for sale board.

Heading from the A14 and the village of Haughley towards Bacton, on entering the village of Bacton continue into the village and the property will be found on the left-hand side just before the duck pond and identified by a Fine & Country for Sale board.

Postcode - IP14 4LF

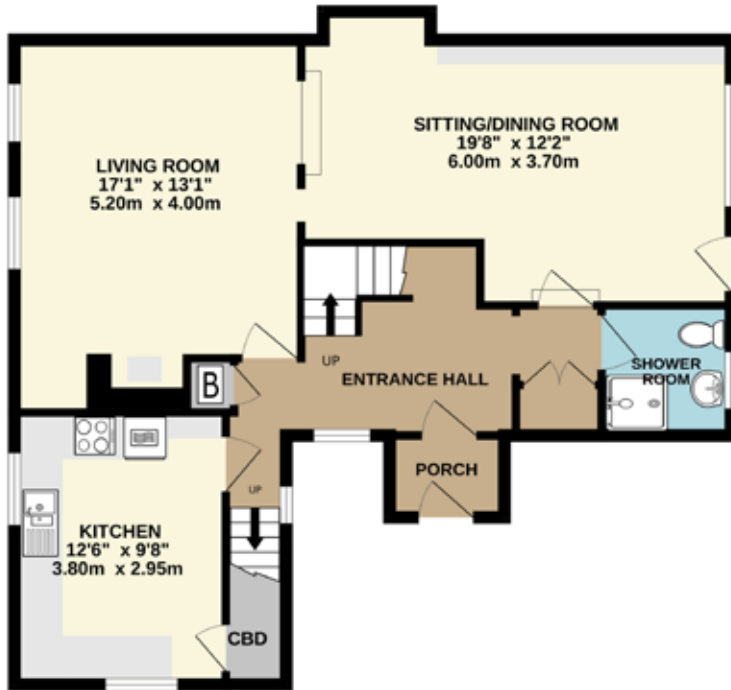
What Three Words Location

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 [///workloads.clasping.twins](http://workloads.clasping.twins)

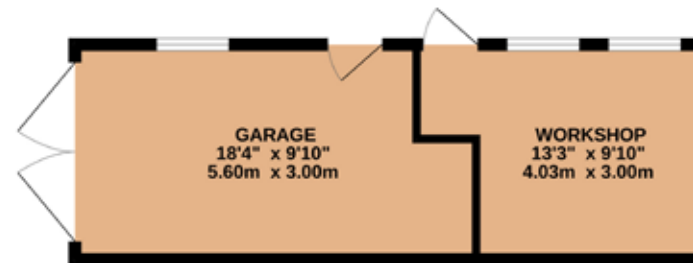
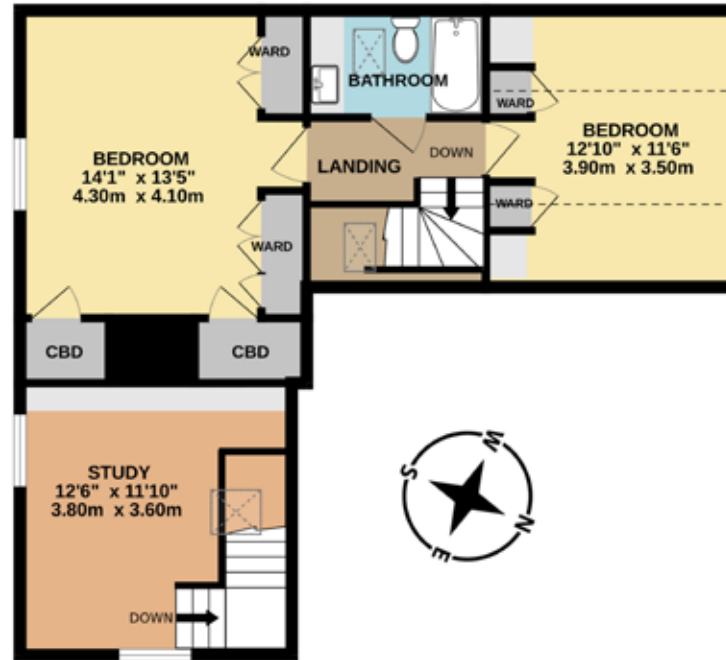
Services, District Council and Tenure

Oil Fired Central Heating
Mains Electricity, Water & Drainage
Broadband Available - Please check www.openreach.com/fibre-checker for your chosen provider.
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.
Mid Suffolk District Council – Band D
Tenure- Freehold
Agents Note: Next door neighbour shares the drainage pipes with this property

GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA (approx.)
Accommodation: 1365 sq.ft (126.8 sq.m) - Garage/Outbuildings: 311 sq.ft (28.9 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Energy Efficiency Rating		Current	Potential
(107-139)	A		
(81-101)	B		
(65-80)	C		
(49-64)	D		41
(34-48)	E		
(15-33)	F	41	
(1-14)	G		

For energy efficient - higher rating only

England & Wales
EPC Directive 2002/91/EC



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