

Bredfield | Woodbridge | Suffolk

## Perfectly Placed...

Believed to date back to circa 1750, this charming period cottage offers an appealing combination of character, flexible accommodation and a wonderfully generous rear garden, all set within an established village setting. Rich in period detail, the property features exposed timbers and brickwork, character fireplaces and an individual layout that reflects the history of the home, complemented by a conservatory added by the current owners in 2022.

The entrance hall provides useful built-in storage, including an under-stairs cupboard housing the boiler, and leads through to a ground floor bathroom fitted with a bath and shower over, WC and wash basin.

At the heart of the cottage is the characterful kitchen/dining room, where exposed beams and brickwork sit alongside timber work surfaces and cabinetry. There is space for an electric range cooker, freestanding fridge/freezer, washing machine and slimline dishwasher, while a lantern roof brings additional natural light into the dining area. From here, French doors open into the conservatory, creating an attractive connection between the house and garden. This light-filled space enjoys views across the garden and provides a lovely spot in which to sit and enjoy the changing seasons.





## *Inviting spaces...*

The sitting room is particularly inviting, with exposed timbers and a red-brick open fireplace forming a natural focal point and adding to the cottage's sense of warmth and character.





## *Character & Comfort...*

On the first floor are three bedrooms. Two are comfortable doubles, with the front bedroom enjoying a dual aspect and feature fireplace, while the third bedroom is currently arranged as a dressing room and benefits from built-in storage. From here, a ladder provides access to the attic room above, a versatile additional space with two Velux windows.



*Beautiful surroundings...*



## *Location...*

The beautifully established rear garden is a particularly special feature of the property. The property occupies a plot of approximately 0.14 of an acre, with the established rear garden extending away from the cottage and offering an excellent amount of outdoor space. Areas of lawn are framed by four well-established borders planted with a variety of bulbs and perennials, together with a selection of mature trees including plum, two apple trees, a pear tree and a striking tall eucalyptus. A number of established climbers, including passion flower and honeysuckle, add further colour and interest, while vegetable planters provide space for home growing. Seating areas are positioned throughout the garden, creating plenty of opportunity to relax and enjoy the surroundings. A garden shed is included, while a side gate provides direct access onto a pathway leading to the playing field beyond, a particularly useful feature for enjoying the surrounding village.

The property is within walking distance of the village church, community-run shop and village hall, while the nearby towns of Melton and Woodbridge are both approximately three miles away. Wickham Market is approximately 3.7 miles away and Ipswich around 10 miles, providing a good range of wider amenities and transport connections.





# Key Information

## LOCAL SCHOOLS:

- Melton Primary School, 2.7 Miles Away.
- Woodbridge Primary School 2.8 Miles Away.
- St Mary's Church of England Primary School, Woodbridge. 3.1 Miles Away.
- Farlingaye High School, 2.8 Miles Way, Rated Good ( 3 Primrose Cottages is on the bus route for Farlingaye).
- Woodbridge School, Independant from pre-prep to sixth form, 3.3 Miles Away.

## LOCAL AUTHORITY:

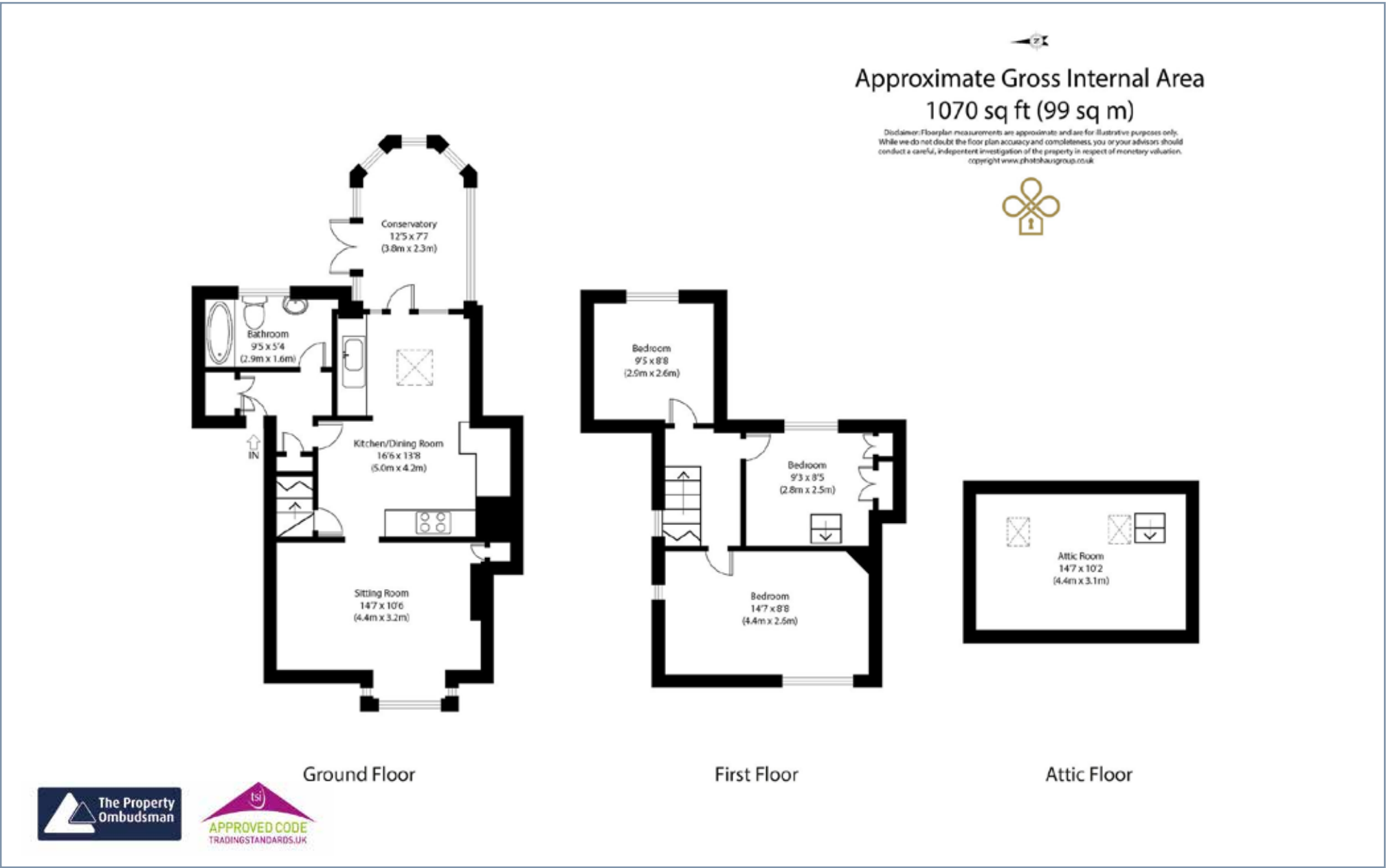
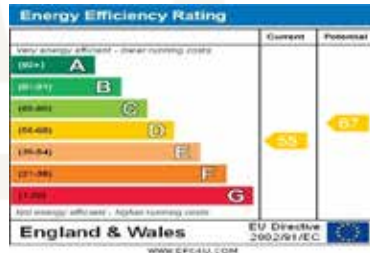
East Suffolk Council  
Council Tax Band B

## TENURE:

Freehold

## SERVICES:

|              |                     |
|--------------|---------------------|
| Heating Type | Gas Central Heating |
| Electricity  | Mains               |
| Water        | Mains               |
| Sewerage     | Mains               |



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.16090663 Lark House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



Regional Office: Lark House, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX  
T +44(0)3333 606606 E [info@thelarkpartnership.co.uk](mailto:info@thelarkpartnership.co.uk)