

Lavender Cottage

Back Road | Falkenham | Suffolk | IP10 0QS

FINE & COUNTRY

Beautifully Bespoke



Designed and built by its owners in 2018, this exceptional four bedroom home in Falkenham has family life and entertaining in mind. Extending to approximately 2,285 sq ft, the accommodation includes a fabulous open-plan kitchen, dining and family room, separate sitting room and versatile ground-floor family room/fourth bedroom. Upstairs, the principal bedroom enjoys a dressing room and private balcony overlooking paddocks. Outside, south-facing gardens feature a terrace, planting and vegetable beds, while driveway parking and a timber-framed cart lodge complete this countryside home, a short drive from the coast.

KEY FEATURES

- Approximately 2,285 Sq Ft of Accommodation
- Individually Designed & Built in 2018
- Four Bedrooms with Flexible Ground-Floor Bedroom Option
- Stunning Open-Plan Kitchen, Dining & Family Room
- Underfloor Heating Throughout Both Floors
- Principal Bedroom with Dressing Room & Private South-Facing Balcony
- Established Gardens Overlooking Open Paddocks
- Generous Driveway Parking & Timber-Framed Cart Lodge
- Attractive Village Setting Within Easy Reach of Felixstowe



Designed and built by its owners in 2018, this exceptional four bedroom home was created with family life in mind. Enjoying a south-facing position in the Suffolk village of Falkenham, the accommodation includes a fabulous open-plan kitchen, dining and family room, alongside versatile reception spaces. A private bedroom balcony overlooks paddocks, while a timber-framed cart lodge and delightful gardens add to its appeal. Carefully considered throughout, this is a home as practical as it is inviting, with a few surprises along the way.

Step Inside

When the owners first put pen to paper, their vision was simple. They wanted a home where children and grandchildren could gather, meals could become occasions and nobody would be left chatting to the cook through a doorway. Space was important, but so was making every room count and the finished house reflects that thinking beautifully.

KEY FEATURES

A timber-framed porch provides a welcoming entrance, opening into a home where generous proportions, wide doorways and a thoughtful layout are immediately apparent. Underfloor heating extends across both floors, with attractive Karndean flooring bringing a smart yet practical finish to much of the ground level.

The kitchen is a wonderful place to begin, with a delightful injection of colour adding personality to this impressive space. The stylish Masterclass cabinetry features colour contrasts and playful touches, beautifully complemented by sleek quartz worktops. A substantial central island provides the perfect perch for coffee or casual meals.

There is plenty here to keep even the keenest cook entertained. Two Neff Hide and Slide ovens, an integrated Neff fridge and dishwasher, wine cooler, gas hob and separate induction hob provide an impressive line-up, while a handy pantry ensures there is somewhere to keep everything neatly tucked away. There is even a proving drawer for budding bakers and Bake Off wannabes keen to put their skills to the test.

The kitchen opens into a spacious dining area, with room for a large family table where everyone can gather for meals and celebrations. Beyond the dining space, the family area is a wonderful place to relax, with its rich blue décor bringing warmth and character to the room. Bi-fold doors frame views of the south-facing garden and open onto the terrace, allowing gatherings to extend outdoors during the warmer months. When the weather turns cooler, the contemporary wood-burning stove makes this an equally inviting place to spend an evening.






COUNTRY KITCHEN













KEY FEATURES

The owners had family entertaining firmly in mind when planning this part of the house, and it's easy to see why it has become such a much-loved part of the home. "We wanted somewhere our children and grandchildren could come together, where we could cook, eat and entertain without anyone being separated from the fun. Having everyone in one big space was really important to us and it's been wonderful for family get-togethers."

For a change of scene, a separate sitting room/snug provides a more traditional setting, with a fireplace, comfortable proportions and windows allowing natural light to filter through. It is a lovely place for quieter evenings, away from the activity of the main living area.

Another room that deserves particular mention is the ground-floor family room. Decorated in cheerful green with French doors opening directly into the garden, it is currently used as an additional reception room. However, it was designed with the future in mind and could comfortably become a fourth bedroom if required. With a shower room conveniently positioned nearby, the layout provides the option of ground-floor sleeping accommodation without any major upheaval.

A well-equipped utility room completes the ground floor, with extensive dark cabinetry, a sink, integrated washing machine and tumble dryer and a fridge freezer. Its external door is particularly handy for returning from muddy walks, tending the garden or bringing in the shopping without traipsing through the main living areas.





KEY FEATURES

Exploring Upstairs

The sense of space continues upstairs, where three bedrooms surround the landing, with the principal bedroom enjoying a feature that makes mornings considerably more appealing. Full of natural light, the main bedroom has an airy feel, enhanced by its vaulted ceiling and French doors opening onto a balcony. The owners included this outdoor space to make the most of the southerly aspect and uninterrupted views towards the paddocks.

“We specifically wanted a balcony so we could enjoy the views across the meadow and watch the horses grazing. Sitting out there with a coffee in the morning is one of our favourite ways to start the day.”

A dedicated dressing room sits alongside, with fitted hanging rails and shelving keeping clothes and accessories organised, leaving the bedroom feeling wonderfully spacious.

The family bathroom is a real treat, with a freestanding bath beneath the window, walk-in shower and twin washbasins on a contemporary vanity unit. Soft neutral finishes and natural light give the room a fresh, elegant feel. Two further bedrooms provide accommodation for family or guests. The larger is a delightful double with its own adjoining cloakroom, particularly useful when the house is full, while the third offers flexibility as a bedroom, nursery or home office.














GET
naked
Potions















KEY FEATURES

Step Outside

With a fully enclosed garden, sunny southerly aspect and open paddocks beyond the rear boundary, the outside space is every bit as inviting as the interior. Timber pergolas create attractive seating areas, with established planting adding seasonal colour, while a generous paved terrace makes outdoor dining and summer entertaining all the more appealing.

Beyond the patio, a lawn provides space for children to play, while mature trees and established boundaries give the garden a sense of privacy. Those with green fingers will find plenty to keep them occupied. Raised vegetable beds and a greenhouse are ready for home-grown produce, while a shed and two log stores provide useful storage. The owners also keep chickens and the existing run will remain, should the next owners fancy collecting their own breakfast eggs.

To the front of the property a gravelled driveway provides generous parking, complemented by a timber-framed cart lodge with power and lighting. A separate section offers storage or workshop potential that is ideal for hobbies or DIY projects.

















KEY FEATURES

About The Area

There is a reason the owners built in Falkenham. Having lived here before, they knew its appeal: beautiful countryside, friendly neighbours and a genuine sense of community, all close to the coast.

The village has a welcoming spirit, with regular events bringing residents together. Everyday essentials are close at hand, including a farm shop, nursery and butcher's shop, with a traditional pub around a mile away in Kirton. A wonderful network of footpaths offers opportunities to explore the countryside, including routes towards the River Deben. With so many walks on the doorstep, persuading the dog to head out is unlikely to be difficult. Getting them home again might be another matter.

How Far Is It To....

Falkenham enjoys a lovely rural setting, away from the bustle of everyday life, yet is conveniently placed for the coast, nearby towns and transport links. Felixstowe is around 4.5 miles away by car, with its beaches, seafront gardens, shops and restaurants.

Woodbridge, just 10 miles away, is known for its independent shops, cafés and historic waterfront, while Ipswich and Stowmarket provide further shopping and rail connections towards London and Norwich. The nearby A14 links to Ipswich, the A12 and wider road network, while Trimley railway station, approximately three miles away, runs services towards Ipswich and Felixstowe.





INFORMATION



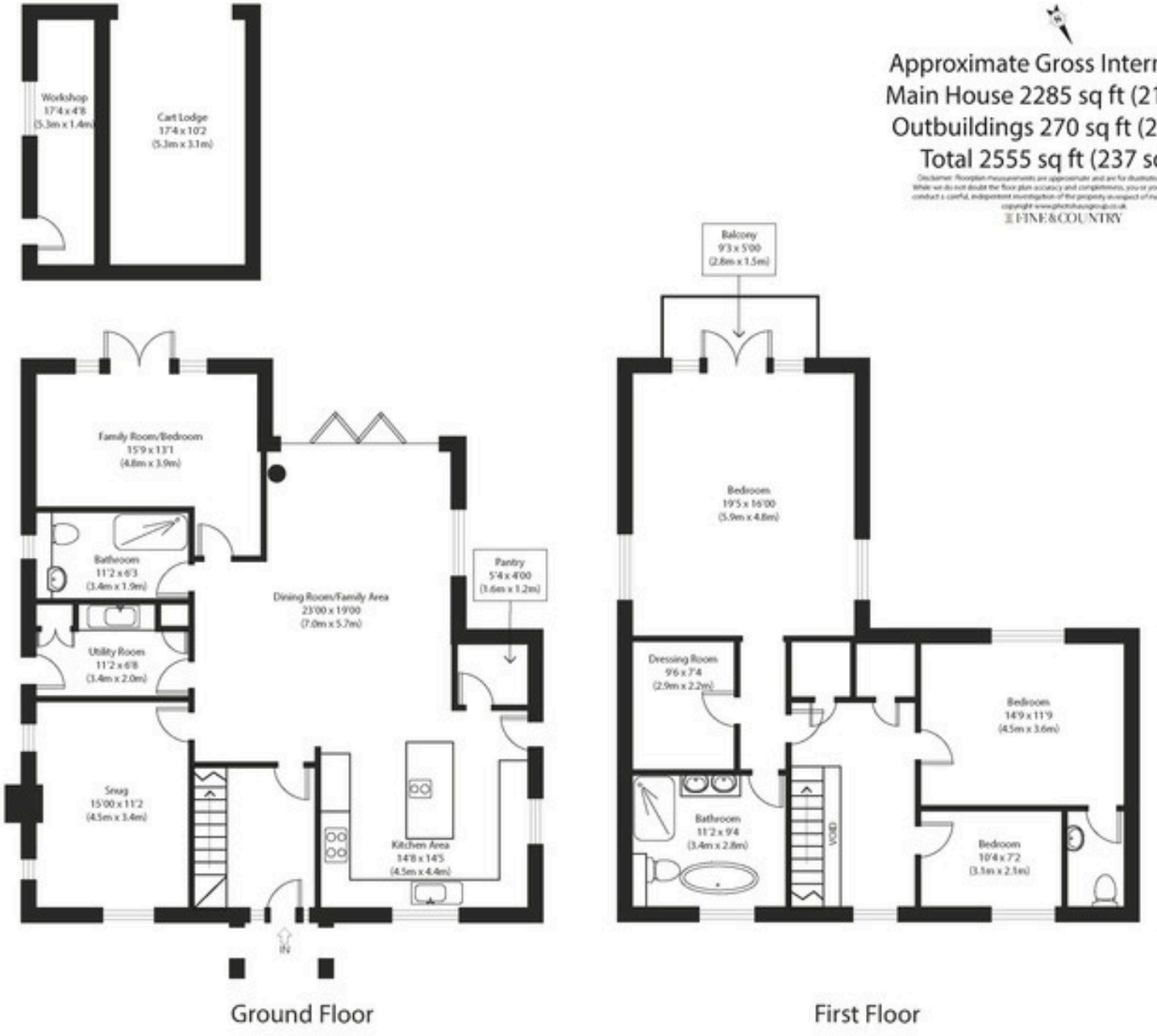
What Three Words Location

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... ///melts.grunt.mercy

Services, District Council and Tenure

Mains electricity, water and drainage
Gas central heating
Wet system underfloor heating on both floors
Mobile Phone Reception - average/good
Broadband - FTTC - Superfast
East Suffolk District Council - Band E
Tenure: Freehold

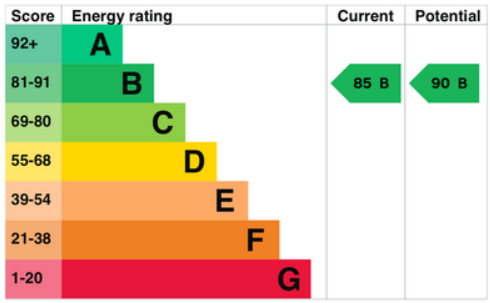
Norfolk Country Properties. Registered in England and Wales No. 06777456. Registered Office - Blyth House, Rendham Road, Saxmundham, IP17 1WA
Copyright © Fine & Country Ltd. NOTE all images and floorplans shown in the brochure and online remain copyright to the individual photographer and may not be used for any purposes whatsoever without permission



Approximate Gross Internal Area
Main House 2285 sq ft (212 sq m)
Outbuildings 270 sq ft (25 sq m)
Total 2555 sq ft (237 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

FINE & COUNTRY



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.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



For more information or to book a viewing please contact:
Michael Warren | Director
E: Michael.Warren@fineandcountry.com
T: +44 (0)1394 446 007 | M: +44 (0)7396 784 718

Fine & Country Regional Office
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG