



Thatch Cottage
The Street | Hollesley | Suffolk | IP12 3QU

History Framed By Art



Believed to date back to around 1650, this enchanting, 3-4-bedroom thatched cottage is far more than a period home, it's a place where history, creativity and everyday life intertwine. Here just a short walk from amenities you can embrace a vibrant village lifestyle yet remain close to commuter links and still enjoy gardens and the slow special Suffolk pace of life.



KEY FEATURES

- Circa 1650 thatched cottage
- Flexible 3–4-bedroom accommodation
- Original beams, brick floors & inglenook
- Spacious kitchen & sunroom
- Mature gardens with pond & terraces
- Garage, workshop & creative studio
- Rich history with unique heritage
- Ideal for home working or creatives
- Walk to village amenities
- Close to Woodbridge & Heritage Coast

Thatch Cottage is a remarkable period home with a rich and varied history. During the Second World War it served as an American Officers' residence, with local telegraph runners carrying messages between the cottage and Woodbridge Airbase. In earlier years, the property was home to both a village bakery and fish and chip shop, with today's sunroom and library once serving customers. Lovingly owned since 1985, the cottage includes handcrafted windows designed by a local carpenter to reflect the mullioned windows that would have been fitted in 1650, and brick flooring, creating a home that beautifully honours its past while offering comfort and creativity.





KEY FEATURES

Step Inside

Stepping through the front door, the generous entrance hall immediately reveals the home's remarkable heritage, with beautifully preserved original brick flooring and an impressive inglenook fireplace, which housed the bakery oven at one point, providing a striking focal point. This has always been a well-used space whether an overspill at party time, homework space, storage and a cool space for the dogs to lay! To one side is a library cum office, once the village shop, which doubles as a convenient ground-floor bedroom, opposite a wet room, offering flexibility for guests or multi-generational living – this could equally make a great second lounge for teens. The sitting room is wonderfully proportioned, combining exposed beams, period charm and is a wonderful space in winter cosied up by the wood burner set within the inglenook. At the heart of the cottage, the expansive kitchen/dining room blends traditional timber cabinetry featuring bespoke hinges and doorhandles, with generous storage and practical tiled flooring, creating a warm and sociable space with Native North American art featuring beside the ovens. The family have loved cooking in here altogether and the 1.5 times width bar worktop allows everyone to spread out. Tucked away neatly is the utility room and beyond the kitchen, the light-filled sunroom (originally the fish & chip shop!) offers a peaceful sitting area, where recently installed bi-fold doors blur the boundary between inside and out, framing beautiful views of the surrounding garden and patio.









KEY FEATURES

Explore Upstairs

Upstairs, each bedroom continues the character and creativity that make this cottage so special. All the rooms have wonderful unique storage features, cleverly built into to alcoves and eaves to maximise use of the space and one room has wonderful Morse code fused glass artwork – reading “Always walk on the wild side”! During renovation the current owners discovered a false wall in the family bathroom, which they removed to expose the brick chimney and original shape of the room, creating a larger bathroom, ideal for a young family.

Step Outside

From the moment you arrive, the artistic spirit of the property is unmistakable, with a striking green bottle sculpture welcoming visitors beside the driveway where ample parking and a detached garage with double doors ensure practicality sits comfortably alongside personality and vision. Mature shrubs, cottage planting and established hedging create a wonderfully private setting, offering a peaceful retreat from village life and the gardens have been landscaped from once wild rambling weeds, to create a wildlife haven with a pond and varying habitats attracting, frogs, newts, butterflies, moths with visits from deer and badgers too. There is space to install raised beds for keen growers, and the current owners enjoy veggie swaps with the neighbours! The sunroom patio is a real sun trap, whilst the charming terrace provides the perfect place for al fresco dining and is a wonderfully cool shady spot in the mornings. At the far end of the garden an eco-build, timber-framed workshop sits on foundations of rammed earth tyres and was erected with the help of the local villagers. The garden has been full of family and friends with barbecues, Wild West lassoing and axe throwing parties, to fashion show runways with garments fashioned from paper and assault courses.













KEY FEATURES

A Canvas for Creativity

Art is woven into the fabric of this home from the very first glance. The distinctive green bottle artwork (825 bottles donated by the community) beside the driveway sets the tone, while carefully curated pieces created by the owners feature internally and externally throughout the cottage. The abstract works, inspired by artists including Kandinsky, Miro and Mondrian, and also the owners love of dog training, sea scapes and local landscapes, complement the exposed beams, ancient brickwork and historic features of the cottage beautifully. Beyond the garden lies a specially designed creative studio, with internet connected, where abundant natural light streams through an artistic arrangement of windows and bi-fold door and the interior lighting plan has been specifically designed to offer an even light throughout. Whether used as a creative studio, home office or yoga retreat, this exceptional space enjoys a wonderful connection to the gardens, making it the perfect setting for imagination to flourish.

On the Doorstep

Hollesley is a welcoming and well-served village with a strong sense of community. Amenities include a village shop, post office, garage, popular pub serving food, and a primary school, while the village hall hosts a variety of events throughout the year. Just a five-minute drive away, Alderton offers a GP surgery. Upper Schools nearby in Woodbridge include the Ofsted-rated 'Outstanding' Farlingaye High School and the prestigious independent Woodbridge School.









INFORMATION



How Far Is It To...

Embrace the Suffolk lifestyle, with cosy village pubs, acclaimed restaurants including The Unruly Pig in Bromeswell and The Greyhound in Pettistree, and cultural attractions such as Snape Maltings and Sutton Hoo. The beautiful Heritage Coast is within easy reach, whilst Rendlesham Forest, the River Deben and miles of unspoilt countryside invite walking, cycling and sailing. Nearby Melton and Woodbridge railway stations offer convenient connections to Ipswich and London Liverpool Street, making this an idyllic location for work, rest and play.

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...

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Services, District Council and Tenure

Bio-Mass Solid Fuel Central Heating

Mains Electricity & Water & Drainage

Broadband Available –

Please check www.openreach.com/fibre-checker

Mobile Phone Reception –

Please see www.ofcom.org.uk to check

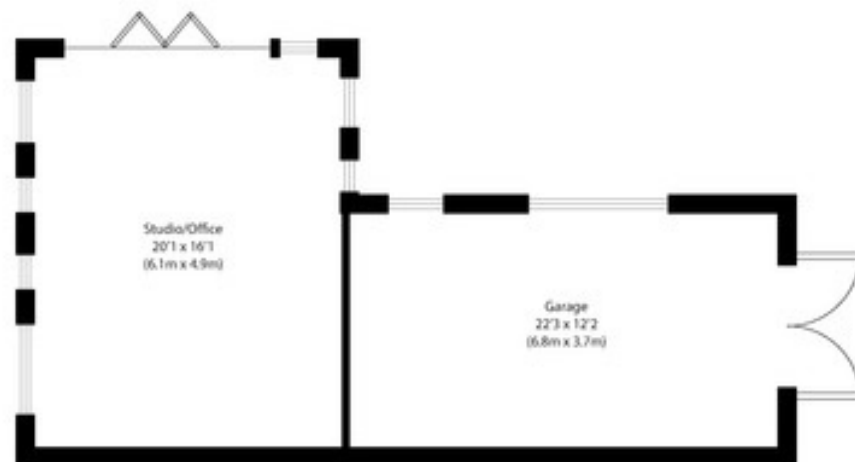
East Suffolk District Council – Band E

Freehold

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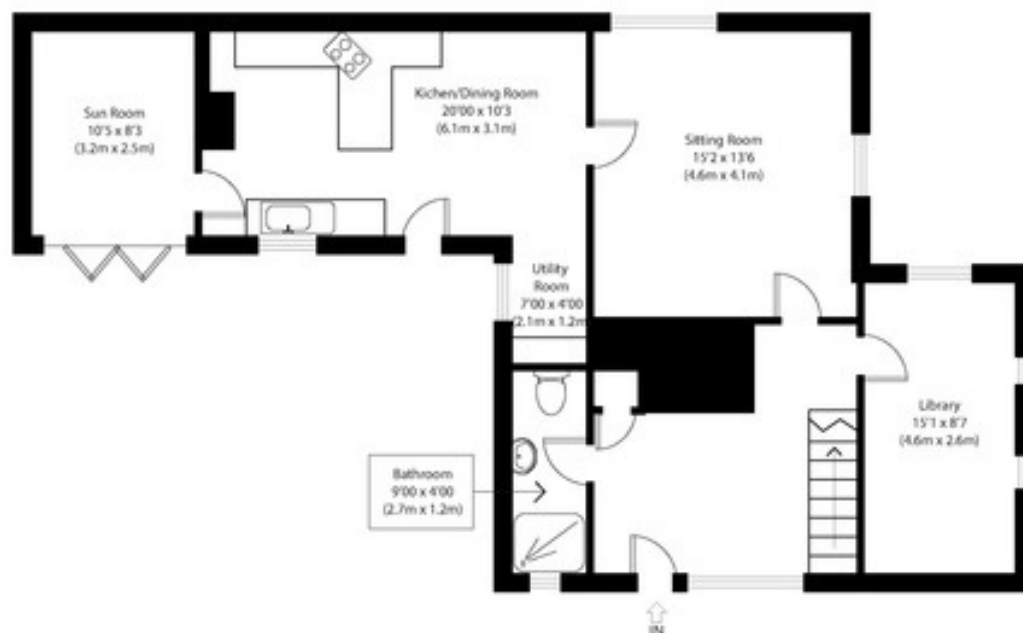




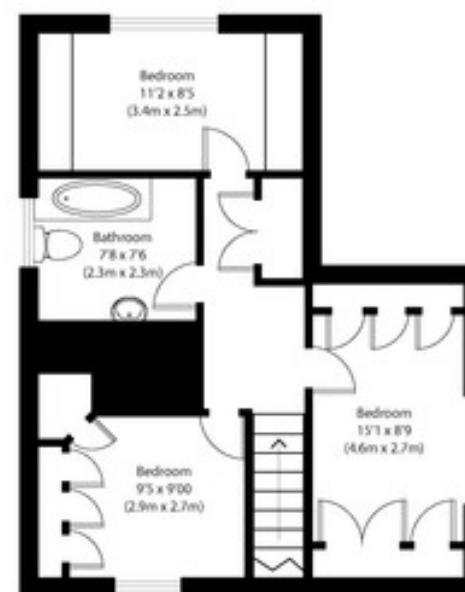
Approximate Gross Internal Area
Main House 1395 sq ft (130 sq m)
Outbuildings 860 sq ft (80 sq m)
Total 2255 sq ft (210 sq m)

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Ground Floor



First Floor

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	21 F	25 F
1-20	G		



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