



TUN COTTAGE

Bildeston | Suffolk



Chapman Sticks

TUN COTTAGE 50 HIGH STREET BILDESTON, IP7 7EA

A SPACIOUS DOUBLE FRONTED PERIOD COTTAGE WITH OFF-ROAD
PARKING, GARAGE / STUDIO AND A LARGE REAR GARDEN

Hadleigh - 5.5 miles

Ipswich - 14 miles

Bury St Edmunds - 15 miles

-
- Sitting room • Dining room • Kitchen / breakfast room • Cloakroom / boiler room •
 - Landing • Three bedrooms • Bathroom • Off-road parking •
 - Single garage & studio • Rear garden • In all, 0.12 acres •





Property

Grade II listed, Tun Cottage is positioned to the south of the village centre, and forms part of Bildeston's historic street scene.

Covering some 1,250 sq.ft (excluding the studio / office), the accommodation is notably spacious for a cottage of its ilk, which also offers much natural light – particularly the two reception rooms. These consist of a dining room to the front and an adjacent sitting room, where the latter provides an inglenook fireplace with wood burner.

To the rear is the kitchen / breakfast room which is fitted with hardwood worksurfaces and breakfast bar, Rayburn stove, larder, and numerous kitchen units. Further appliances include a range cooker and fridge.

The remaining ground floor provides a cloakroom, which also houses an oil-fired boiler.



The first floor comprises a spacious central landing which leads to three double bedrooms, where the main, twin aspect bedroom is particularly spacious. All rooms are served by a part tiled shower room with roll-top bath.

Outside, the property provides off-road parking for two vehicles to the northern side which leads to a single garage / store. Adjoining the garage is a detached studio, which is ideal for home office use and benefits from air-conditioning.

The rear garden extends to the east, where a patio with steps leading onto an area of lawn which is defined by flower borders. Beyond a picket fence is a shingle area with raised planters. In all, the property covers some 0.12 acres.

Agent's Note

One neighbouring property is granted a pedestrian right of way over part of the rear garden.

Location

Bildeston is a popular mid-Suffolk village approximately 5 miles from the market town of Hadleigh. The village is well served with amenities, which includes a Post Office/general stores, the Health Centre (which is directly opposite the property) primary school, and the acclaimed Bildeston Crown & King's Head pubs.

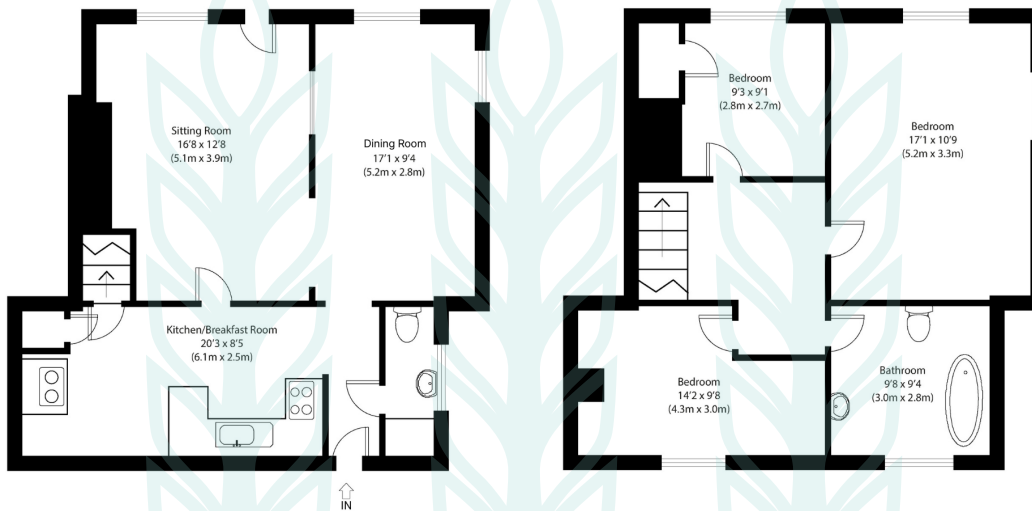
Services

Mains water, electricity and drainage are connected. Oil-fired heating. Water softener.

Local Authority and Council Tax Band

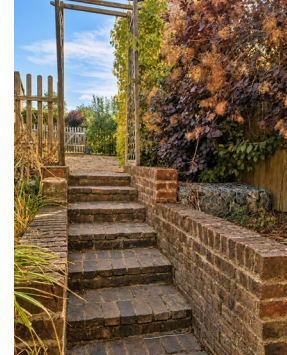
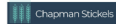
Babergh with Mid Suffolk District Council
Band D (2026)





Approximate Gross Internal Area
1255 sq ft (116 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



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