



DAVID  
BURR

Rectory Cottage and Annexe  
Layham, Suffolk

# Rectory Cottage, Layham, Suffolk, IP7 5RR

Rectory Cottage is an attractive four bedroom detached Victorian residence occupying an elevated rural position between the highly regarded Suffolk villages of Hadleigh and Layham. Set within grounds of approximately one acre and benefiting from unlisted status, the property combines charming period architecture with thoughtfully modernised interiors. A detached annexe provides additional versatile accommodation, making the property particularly well suited to multi-generational living, guest accommodation or home working.

The property has been subject to a comprehensive programme of enhancement and extension during the current ownership, successfully blending original character with high quality contemporary finishes. Behind a traditional Victorian red brick façade, the house is approached via a welcoming entrance hall featuring pamment brick flooring, a timber-framed double glazed sash window to the front elevation and a brick fireplace housing a Victorian stove. An oak internal door provides access to useful cloak storage.

Reception accommodation is arranged across two principal spaces, including a generous dual-aspect dining room with windows to the front and side elevations, half-height panelling and stripped timber flooring. The L-shaped kitchen forms the heart of the home and is centred around an electric Rangemaster oven, complemented by an extensive range of shaker style units with quartz marble effect work surfaces and LED spot lighting. Oak framed double doors open onto the rear terrace and gardens, while a Chesneys stove is set within a brick fireplace with stone hearth. The kitchen also connects to a garden room/boot room.

The first floor provides four well-proportioned double bedrooms, two of which benefit from high specification en-suite facilities. The principal bedroom suite extends across the rear elevation and incorporates a dressing room together with a well-appointed en-suite bathroom. Two double hung sash windows enjoy views across the recently landscaped terrace and open farmland beyond. A further high quality shower room serves the remaining bedrooms, with pine internal doors fitted with traditional Suffolk latches throughout.

Externally, the property occupies extensive grounds with panoramic countryside views. The gardens have are an amazing feature of the property and have recently been landscaped to include porcelain terraces overlooking the large expanse of lawns, raised beds, newly planted border hedging, enclosed vegetable garden and to one end a fledging orchard has been created. This all creates attractive outdoor entertaining areas while maintaining a sense of openness to the surrounding countryside.

Opposite the main residence, a substantial driveway provides parking for in excess of ten vehicles and leads to the detached annexe, which offers flexible accommodation including a sitting room, kitchen, boiler room, ground floor shower room, bedroom and a separate office.



Rectory Cottage enjoys a desirable countryside setting positioned between the villages of Hadleigh and Layham.

Hadleigh, a historic Suffolk market town, offers a wide range of independent shops, cafés, public houses and everyday amenities, together with schooling and local services.

The surrounding landscape is characterised by attractive rolling farmland and country lanes, providing an appealing rural environment with excellent opportunities for walking, cycling and outdoor recreation.

The property is also well placed for access to the wider region. Ipswich lies approximately nine miles to the east and provides mainline rail services to London Liverpool Street, making the area attractive for those seeking a balance between rural living and connectivity. The A12 and A14 are easily accessible, providing convenient road links across East Anglia and towards London, while the Suffolk coast and the Dedham Vale Area of Outstanding Natural Beauty are both within comfortable reach.



**TENURE:** Freehold

**SERVICES:** Mains water, electricity are connected. Private drainage and oil fired heating. Eight panel solar array with battery storage. EV charging point.

**NOTE:** None of these services have been tested by the agent.

**EPC RATING:** The main property is Band E The Annexe is Band D

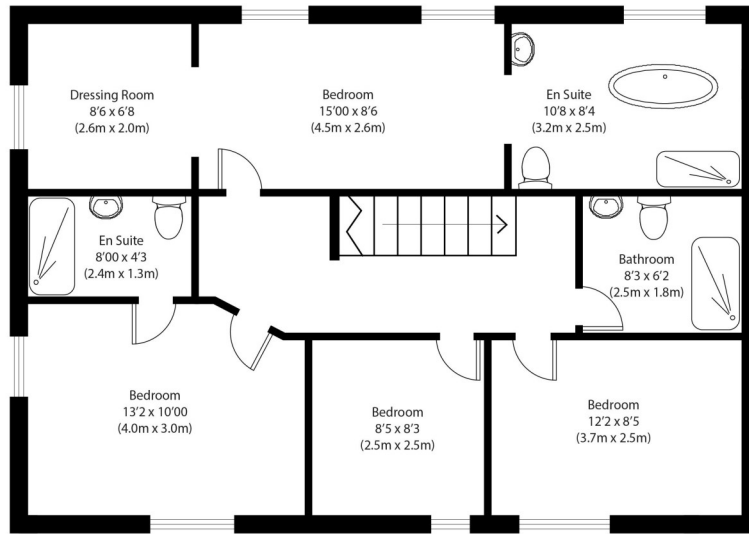
**WHAT3WORDS:** enabling.mask.reef

**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D & A

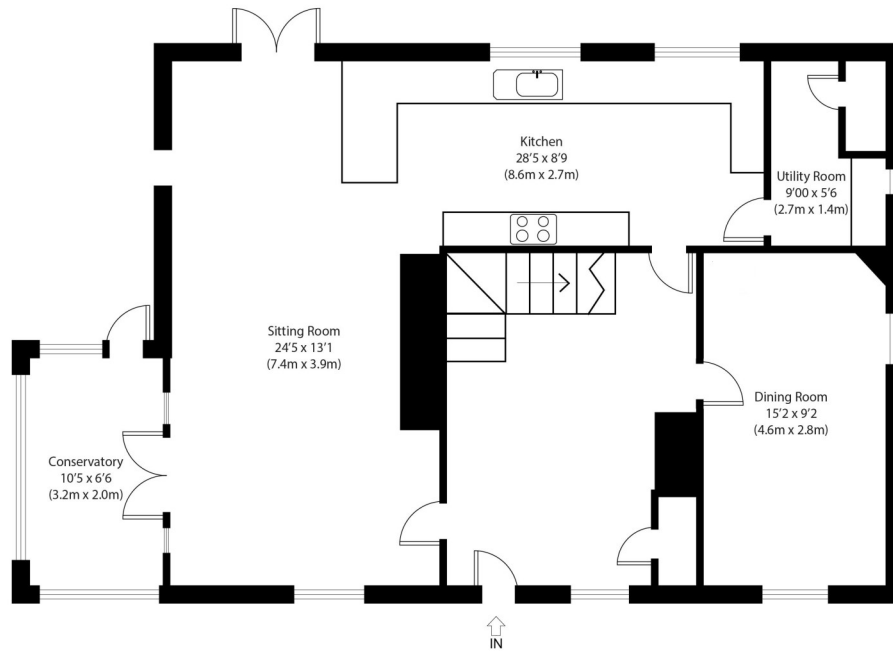
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

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First Floor



Ground Floor

Approximate Gross Internal Area  
 Main House 1740 sq ft (162 sq m)  
 Outbuilding 515 sq ft (48 sq m)  
 Total 2255 sq ft (210 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.photoshausgroup.co.uk

