



THE
LARK
PARTNERSHIP



Debach | Woodbridge | Suffolk

A Charming Cottage...

Originally built in 1881, this delightful period cottage has been thoughtfully extended and modernised to create a comfortable and versatile family home, successfully blending character features with contemporary convenience. Set within a plot of approximately 0.07 acres, the property enjoys a pleasant outlook across Parish Council land, enhancing its attractive village setting.

The accommodation was significantly enhanced in 2010 with a two-storey extension, creating an additional reception room to the rear together with a spacious first-floor bedroom and family bathroom. At the same time, the property was comprehensively updated, including a full rewire and the installation of an oil-fired central heating system, with the boiler discreetly positioned externally to the rear of the kitchen. The kitchen is fitted to provide practical family living, offering space for a freestanding cooker, fridge/freezer and washing machine, together with a plinth heater and an integrated water softener located beneath the sink.

Completing the ground floor is a contemporary shower room fitted with a shower enclosure, wash hand basin, WC and heated towel rail.





Welcoming Spaces...

The welcoming sitting room is a particularly cosy space, centred around a charming log-burning stove and featuring patio doors opening directly onto the rear garden, allowing plenty of natural light to flood in. The adjoining dining room offers an ideal space for entertaining, while an inner hallway provides useful downstairs storage.





Peaceful Retreats...

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is a generous double featuring a built-in double wardrobe, an attractive fireplace and an airing cupboard housing the hot water cylinder. A second double bedroom also benefits from a built-in wardrobe, while the third bedroom provides an ideal guest room, nursery or home office. The family bathroom is fitted with a bath and shower over, WC, wash hand basin and heated towel rail. A distinctive exposed flue from the wood-burning stove passes through the bathroom, providing additional warmth and adding to the home's character.

Additional storage is available within two loft spaces, one of which is partially boarded and insulated, while the landing benefits from a useful linen cupboard and a light tunnel, creating a bright and airy feel.



Beautiful Gardens...



Location...

Outside, the property enjoys delightful, well-established gardens that have been thoughtfully maintained to provide an attractive and private outdoor space. To the front, neatly clipped hedging and mature planting create an inviting approach, with climbing roses softening the characterful façade of the cottage. The property also benefits from a private driveway providing off-road parking for up to three vehicles.

The enclosed rear garden is predominantly laid to lawn, offering an excellent space for both relaxation and family enjoyment. Well-stocked borders filled with a variety of mature shrubs, flowering plants and seasonal colour frame the garden, while established hedging provides a good degree of privacy. Two attractive espalier apple trees add further charm and seasonal interest to the garden. Immediately adjoining the house is a gravelled terrace, perfectly positioned for outdoor dining and entertaining, with direct access from the sitting room via patio doors. Completing the garden is a greenhouse and timber shed, both of which are included within the sale.

Situated in the charming rural village of Debach, approximately four miles north-west of the historic market town of Woodbridge, this delightful home enjoys an idyllic Suffolk setting surrounded by open countryside. Offering a peaceful village lifestyle whilst remaining conveniently connected, Debach is an ideal location for those seeking the best of both worlds. The village is surrounded by an extensive network of footpaths and bridleways, making it perfect for walking, cycling and enjoying the beautiful Suffolk countryside. Just a short drive away, the thriving market town of Woodbridge offers an excellent range of independent boutiques, cafés, restaurants, pubs and everyday amenities, together with supermarkets, healthcare facilities and highly regarded schools. Nearby attractions including Sutton Hoo, Rendlesham Forest and the surrounding countryside provide endless opportunities for outdoor pursuits and family days out. For commuters, Woodbridge railway station provides regular services to Ipswich, with onward connections to London Liverpool Street, while the nearby A12 offers convenient road links to Ipswich, Colchester and beyond.

Offering a wonderful combination of period character, modern improvements and practical family accommodation, this attractive cottage presents an excellent opportunity to enjoy village living in a charming countryside setting.





Key Information

LOCAL SCHOOLS:

- Charsfield Church of England Primary School, 1.65 Miles, Rated Good
- Grundisburgh Primary School, 2.56 Miles, Rated Good
- Otley Primary School, 2.78 Miles, Rated Good
- Farlingaye High School, 2.75 Miles, Rated Good
- Woodbridge School, 3 miles. Independent. Day school, but boarding available from year 7.
- Pre-Prep: Reception to Year 2 (ages 4–7)
- Prep School: Years 3–6 (ages 7–11)
- Senior School: Years 7–11 (ages 11–16)
- Sixth Form: Years 12–13 (ages 16–18)

LOCAL AUTHORITY:

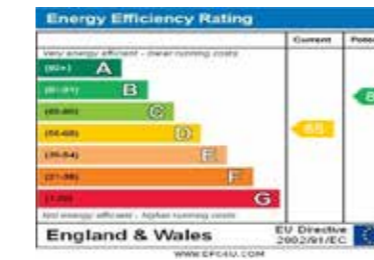
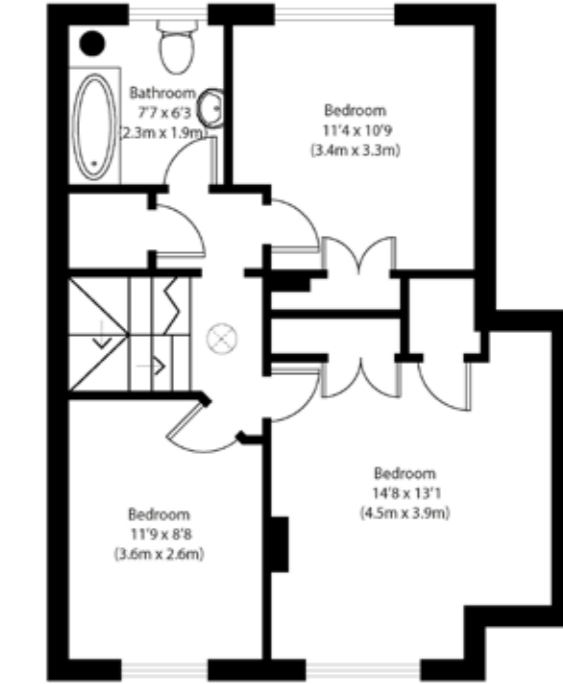
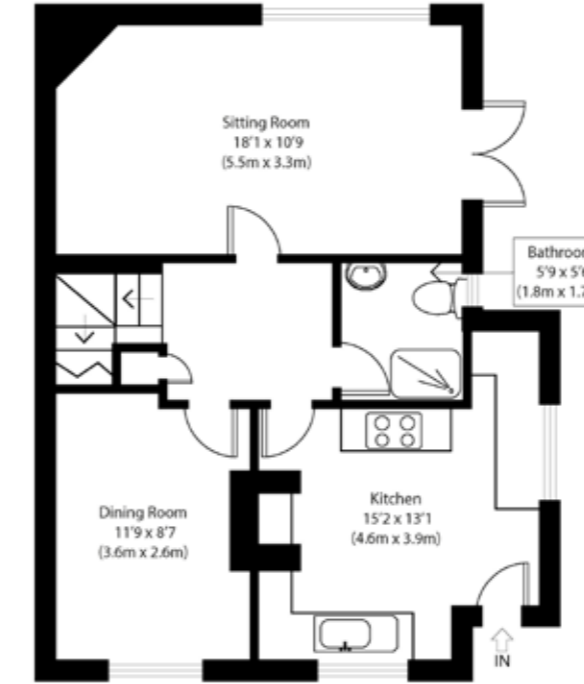
East Suffolk Council
Council Tax Band C

TENURE:

Freehold

SERVICES:

Heating Type Oil
Electricity Mains
Water Mains
Sewerage Domestic Treatment Plant



Ground Floor

First Floor

Approximate Gross Internal Area
1130 sq ft (105 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.photos4u.co.uk



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