

3 Town Farm  
Cottages  
Chediston  
Halesworth



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# 3 Town Farm Cottages

## Guide Price £450,000

### The wheelchair adapted home with paddocks...

An enchanting blend of character and contemporary living in the heart of rural Suffolk. Tucked away in the picturesque village of Chediston, 3 Town Farm Cottages is a beautifully presented end terraced period home that seamlessly fuses original features with a striking modern extension. Offering surprisingly generous and versatile accommodation across three floors, this unique home is ideal as a peaceful countryside retreat, stylish main residence, or even an accessible/multigenerational living arrangement.

Stepping inside through the charming front entrance, you're welcomed into a wonderfully bright and spacious modern extension that forms the heart of the home. Bathed in natural light from dual-aspect windows and French doors opening onto the garden, this expansive open-plan space flows effortlessly between a well-appointed kitchen, cosy lounge area, and hallway with access to the rest of the house. Large porcelain tiles sweep throughout the ground floor, lending a clean and cohesive feel. The kitchen boasts stone worktops with a machined drainer, traditional Belfast sink, integrated dishwasher, and double oven with hob and extractor above — all set off by lovely views to the side garden. There is ample room for additional freestanding appliances including a fridge freezer and wine cooler. A cleverly designed cloakroom-utility combo is tucked discreetly to the side, complete with WC, basin, plumbing for a washing machine, and space for further appliances — a flexible room with potential to add a shower if desired.

The property continues into the original cottage, brimming with charm. On the ground floor, you'll find a spacious double bedroom with private access to a stylish wet room, both with wide sliding doors for those with limited mobility— perfect for single-level living or guests. The wet room features underfloor heating, heated towel rail, and walk-in shower with thermostatic controls, all designed for comfort and accessibility. A characterful dining room with exposed beams, a disused but delightful fireplace, views to the front, and offers plenty of space for entertaining or formal meals.

Upstairs, two generous double bedrooms with lovely countryside views and a third smaller bedroom/study on the top floor complete the living space. The upper levels showcase exposed timbers, stripped wood finishes, and thoughtful preservation of the cottage's original character.

This attractive period property enjoys a picturesque setting surrounded by open countryside and an abundance of private outdoor space. Accessed via a shared private driveway—used only by two properties and the neighbouring farm for limited access—the property offers a real sense of seclusion. The drive leads to a generous enclosed cobbled courtyard with a vehicular gate and ample off-road parking for several vehicles. To the front, a raised lawn retained by timber sleepers adds an element of greenery and character to the space.

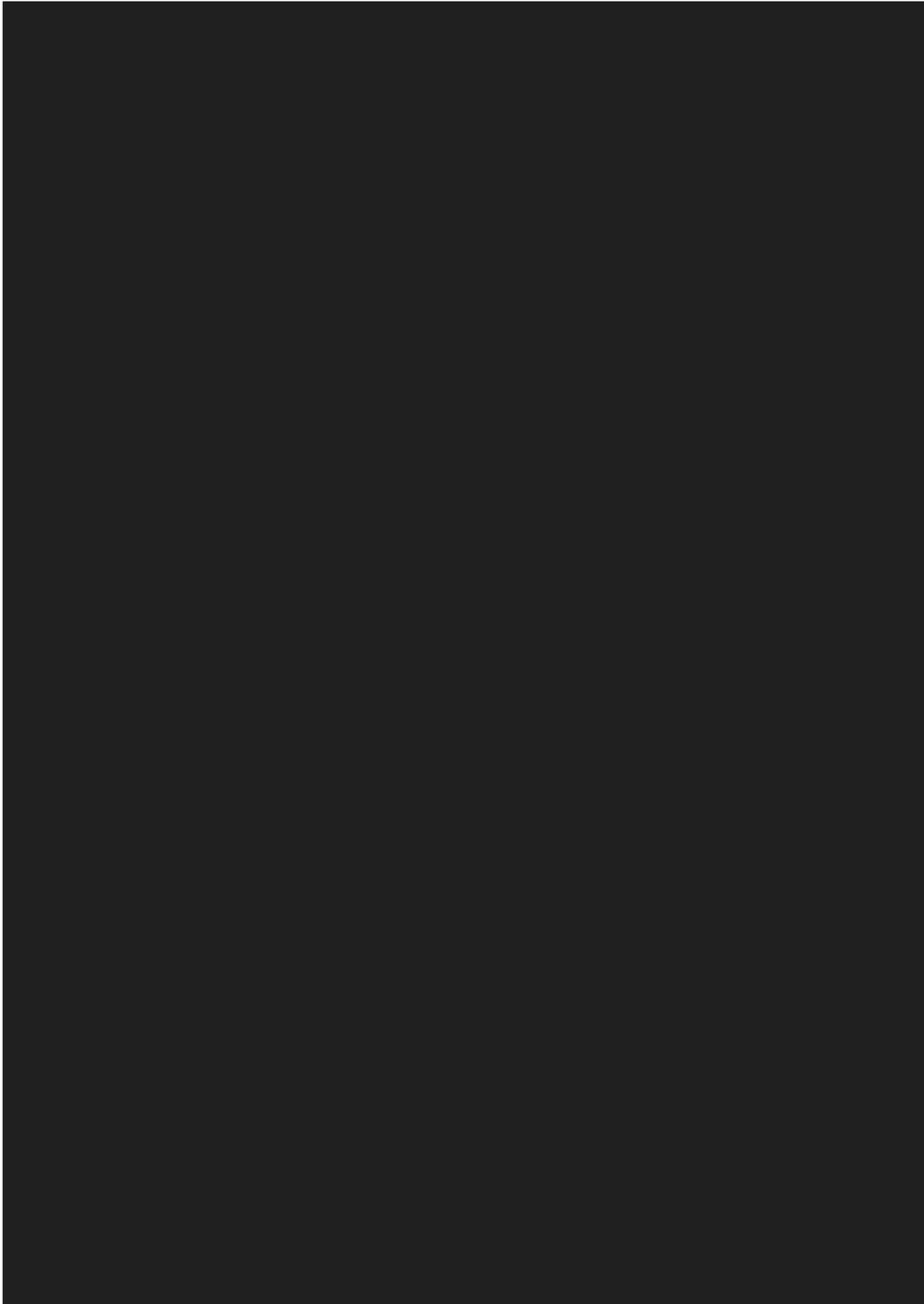
The original farmhouse façade blends beautifully with the later extension, featuring a welcoming storm porch and French doors that open from the family room onto a patio-style area, perfect for al fresco dining or simply soaking in the tranquillity. The mature garden is fenced for privacy, with defined boundaries separating the property from neighbouring Number Two.

Beyond the formal garden, a large paddock area stretches out, well-marked with post and rail fencing. This portion of land includes a former hard-standing area—previously home to stables—ideal for those with equestrian or hobby farming interests. A useful timber shed sits nearby, with limestone pathways leading the way. Wandering further through the grounds, you'll discover a small orchard with ancient apple trees now beginning to blossom, enhancing the idyllic rural setting. Further grazing land lies beyond the orchard, with an additional paddock area extending to the hedgerow and tree line, also including a dilapidated outbuilding which presents potential for restoration or repurposing, subject to any necessary permissions.

Directly next door and also available for sale is 2 Town Farm Cottages, for those seeking the rare opportunity to acquire both homes — perhaps for extended family living, investment, or to create one substantial village residence — this is an exciting prospect not to be missed.

### Agents notes...

A pre-recorded walkaround tour is available for this property. The property is connected to a modern shared treatment plant installed approximately two years ago, jointly maintained by the three cottages at an affordable annual cost.



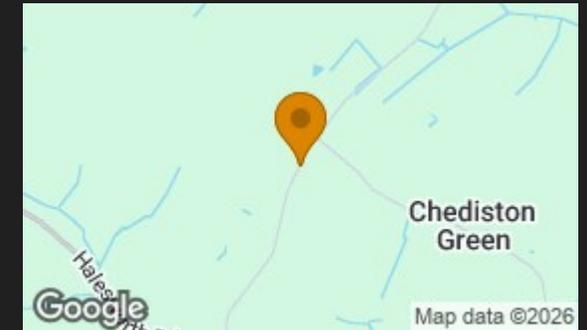
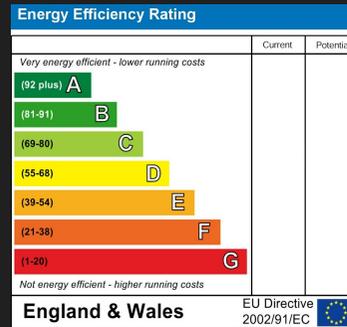
Local Authority  
East Suffolk

Council Tax Band  
A

Directions



TOTAL FLOOR AREA: 1261 sq.ft (117.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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