



# ELEY'S COTTAGE

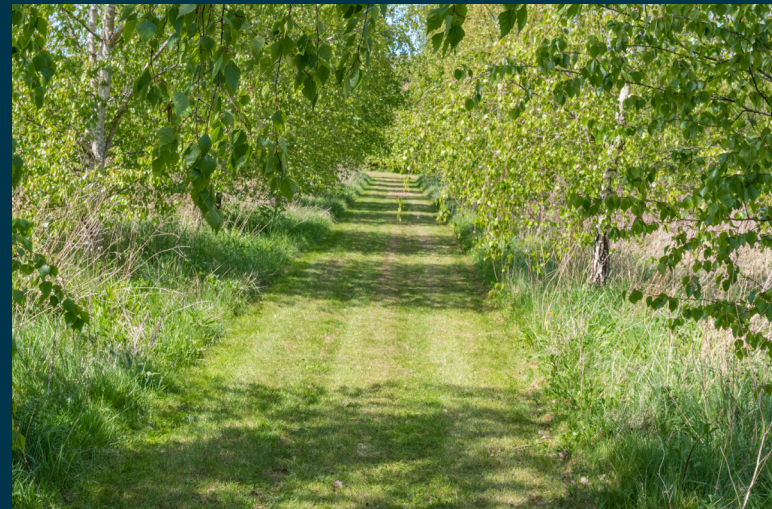
Elmsett

| Suffolk



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A CHARMING FOUR-BEDROOM COTTAGE SET IN SOME 3 ACRES OF PRIVATE GARDENS TOGETHER WITH PLANNING PERMISSION TO EXTEND AS WELL AS CONVERT A SUBSTANTIAL OUTBUILDING

Hadleigh - 3 miles

Ipswich - 7 miles

Manningtree Station - 12 miles (London Liverpool Street Station in 56 minutes)

- Front porch • Hall • Sitting room • Dining hall • Kitchen / breakfast room • Rear hall •
- Shower room • Family room • Landing • Four double bedrooms • Family bathroom •
- Detached two-bay cart lodge with adjoining workshop with planning permission to part convert, further permission granted to extend the cottage •
  - Formal gardens and meadowland • In all, 2.91 acres •



## The Property

Occupying a wonderful semi-rural setting, Eley's Cottage is attractively set in secluded gardens and grounds on the southern periphery of Elmsett. Believed to date circa 1600, the cottage is grade II listed with a 2-storey addition to the rear (1999).

Notably light and well-proportioned for a cottage of its ilk, all principal rooms on the ground floor are twin aspect, each providing wonderful views over the gardens on all sides. The front reception rooms to the original part consist of a central dining room and sitting room, where the latter provides a wonderful inglenook fireplace. The kitchen / breakfast room is fitted on all four walls with worksurfaces, cupboards and drawers and a gas range cooker and oven.

Forming part of the later addition is the inner hall and shower room, with the remaining reception room beyond (south). Planning permission has been granted for a 30sq.m (323sq.ft) single storey addition, which proposes an open plan, kitchen dining area whilst reconfiguring the existing inner hall and shower room. The approval with 4 conditions, supporting documentation and associated floor plans are available via Babergh & Mid Suffolk's planning portal ([www.babergh.gov.uk/planning/](http://www.babergh.gov.uk/planning/)) under reference DC/24/00607.

Due to steep pitched roof, the first-floor bedrooms have plenty of headroom, which similarly to the ground floor provides much natural light with further views over the gardens. All four double bedrooms can be independently accessed via two separate stairs.

Outside, the property is approached via a shingle driveway leading to a substantial detached, two-bay cart lodge with an adjoining workshop (all with extensive storage on the first floor). Under a separate planning application, permission has also been granted to convert the existing detached garage into a two-storey ancillary annex. The proposal is for the northern half of the building to form an open plan reception area, with corner shower room and external double doors to the rear. Under the same proposal, the usable first floor will be accessed via an external staircase to its southern end. The approval with 2 conditions and associated floor plans are available via Babergh & Mid Suffolk's planning portal ([www.babergh.gov.uk/planning/](http://www.babergh.gov.uk/planning/)) under reference DC/23/04406.

Predominately defined by native field hedges and trees, the gardens and grounds are a particular feature, consisting of extensive areas of lawn with an array of further native trees, wildflower meadows, and more formal areas of garden to the front of the cottage. In all, the property covers some 2.91 acres.



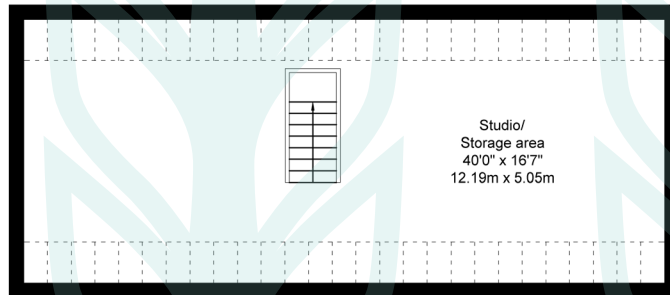


# Eleys Cottage, Elmsett, Ipswich, IP7 6NF

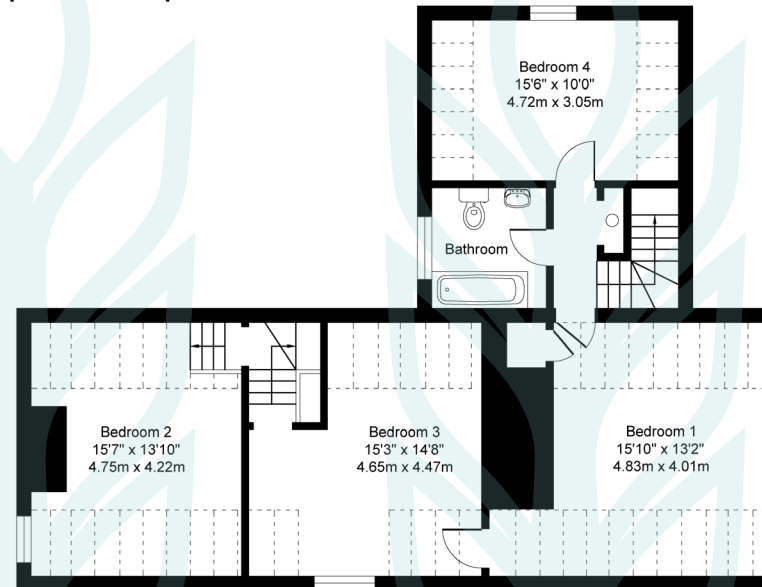
Approximate Floor Area

Main House - 1763 sq. ft / 163.70 sq. m

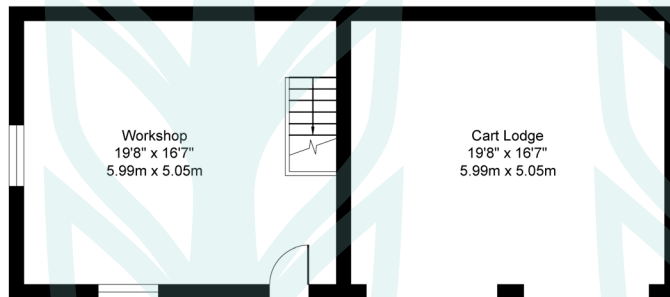
Garage - 1130 sq. ft / 104.90 sq. m



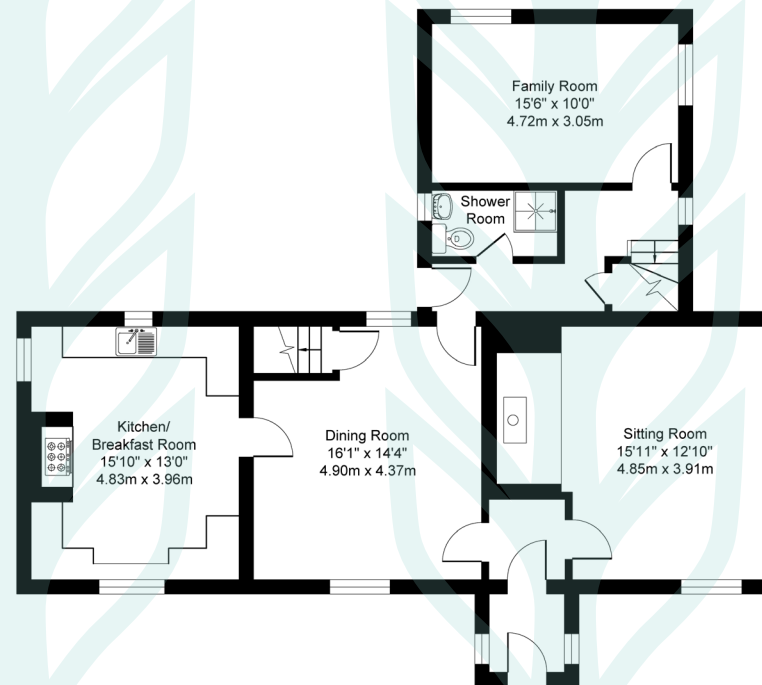
Outbuilding First Floor



First Floor



Outbuilding Ground Floor



Ground Floor

**Agent's note**  
The long-straw thatched roof was replaced in 2016.

**Services**  
Mains water, electricity and private drainage. Oil-fired heating. Calor gas cannisters for range cooker

**Location**  
Set off a minor country lane, Eley's Cottage is situated between the rural villages of Aldham & Elmsett. The latter offers a Village Store, public house, primary school, and village hall and the village is about 5 miles from the thriving market town of Hadleigh and 9 miles from Ipswich.

**Local Authority and Council Tax Band**  
Babergh with Mid Suffolk District Council  
Band E (2026)



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