



HALL FARM COTTAGE

Nedging | Suffolk



Chapman Stickels

HALL FARM COTTAGE, NEDGING ROAD, NEDGING, SUFFOLK, IP7 7HH

Hadleigh – 5 miles
Bildeston – 1.3 miles
Needham market – 8.5 miles

REQUIRING MODERNISATION - AN UNLISTED DETACHED COTTAGE
OCCUPYING A PROMINENT RURAL SETTING TOGETHER WITH
PRIVATE GARDENS EXTENDING TO SOME 0.44 ACRES



- Two front reception rooms • Kitchen / breakfast room with pantry •
 - Dining room • Cloakroom • Landing • Two double bedrooms •
 - Single bedroom • Bathroom • Off-road parking •
- Private gardens with copse and orchard • In all, about 0.44 acres •

The Property

Likely to date from the late 19th century, Hall Farm Cottage was purpose built as a pair of modest farm labourers cottages, which were subsequently modified into one detached dwelling. Having been under the same ownership since the early 1950's, the cottage historically formed part of the neighbouring farm (Hall Farm) which is beyond its entire eastern and southern boundary.

Covering in excess of 1,200sq.ft, the well-proportioned accommodation offers equally sized principal rooms, comprising rear dining room, kitchen / breakfast room, and two front reception rooms - each with open fireplaces. A rear single storey part of the same construction provides a cloakroom and pantry.

Via a central landing, the two main front bedrooms are symmetrically similar to the corresponding sitting room and family room, also with fireplaces. The remaining first floor provides a further double bedroom and a generously sized bathroom.

Despite the considerable amount of refurbishment required, the house offers considerable scope to improve and extend to the rear.

One of the property's assets is its elevated rural position, which is located along a minor country lane (Nedging Road). The house is set back in its plot, forming a front lawn with an adjacent driveway which leads to the rear parking area. Beyond a central cluster of mainly fir trees, the garden comprises extensive areas of lawn with an orchard, which extend towards the eastern and southern boundaries – all of which back onto meadowland. Outbuildings include a former Victorian brick and tile privy.

In all, the property covers some 0.44 acres.

Location

Nedging is a quaint rural hamlet located in the parish of Nedging-with-Naughton, which is a sprawling rural village with numerous clusters of properties of different ages and types. The picturesque village green of Naughton with its charming Wheelhouse pub is only 2 miles away. The nearby village of Bildeston is located 1.3 miles to the north, offering a good selection of day-to-day amenities including the excellent Bildeston Crown pub and restaurant, doctor's surgery, the village stores and post office and a further pub (The Kings Head).

Services

Mains water and electricity. Oil-fired heating. Private drainage.

Local Authority and Council Tax
Babergh & Mid Suffolk District Council
Band C - (2026)

EPC Rating
Current E (42) Potential A (97)



Hall Farm Cottage, Nedging Road, Nedging, Suffolk, IP7 7HH

Approximate Floor Area
Main House - 1213 sq. ft / 112.78 sq. m

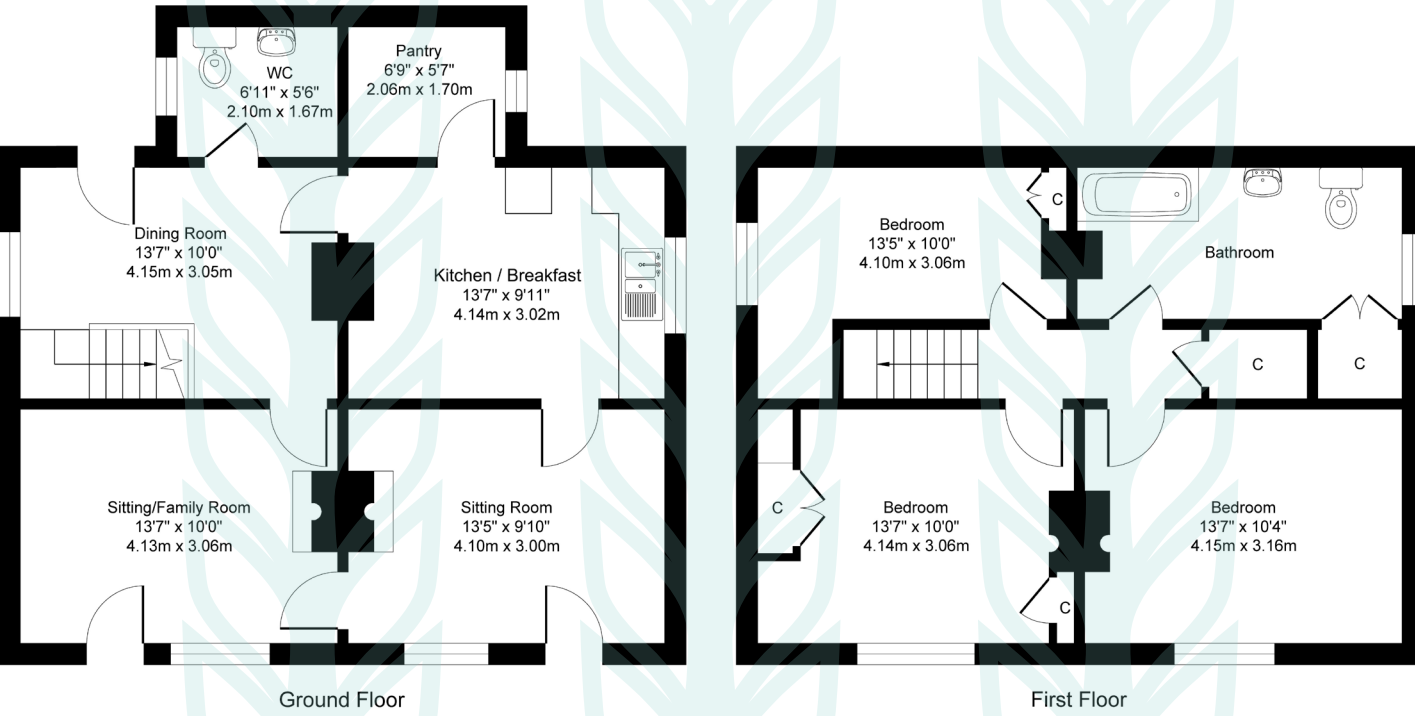


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