



AILS A COTTAGE

Kersey



Suffolk



Chapman Sticks

AILSA COTTAGE THE GREEN, KERSEY IP7 6EB

Hadleigh – 2 miles

Ipswich - 11 miles

Colchester - 15 miles (London Liverpool Street from 48 mins)

Manningtree - 12 miles (London Liverpool Street from 59 mins)

- Entrance hall • Sitting room • Kitchen / breakfast room •
 - Dining room • Utility room • Front vestibule •
- Cloakroom • Ground floor bathroom • Four / five bedrooms •
- Shower room • West-facing gardens • In all, 0.13 acres •

The Property

Occupying an idyllic village setting which has much appeal, Ailsa Cottage is an attractive grade II* listed house which is an integral part of Kersey's attractive street scene. Prominently positioned on a minor lane, the house is one of Kersey's most notable period buildings.

Covering some 1,935 sq.ft, Ailsa Cottage is understood to have evolved from three adjoining historic dwellings, the most recent dating from the early 17th century. The original gabled part (south) consists of a former 14th century hall, where in the 16th century, a more pronounced jettied addition was built to the north.

The house can function as one generous home or be arranged as two separate living spaces, aided by its three staircases, multiple entrances, and a garden with clear scope for thoughtful division. This layout offers valuable flexibility, providing options for multigenerational living, home working, or guest accomodation.

Having been occupied by the same family for over 50 years, it is evident that the property has been well maintained. The accommodation would now benefit from sensitive updating to enhance the character of the house.

Outside, much of the external area is to the rear (west) consisting of a private cottage garden with an array of established plants, shrubs, and a small orchard. Centrally positioned is a detached brick and pantiled outbuilding, which appears to be a former Victorian privy and washhouse, with a later addition. In all, the property covers some 0.132 acres.

A FINE PERIOD HOUSE DATING TO THE LATE MEDIEVAL PERIOD TOGETHER WITH PRIVATE WEST-FACING GARDENS



Location

Kersey is widely regarded as one of the prettiest villages in Suffolk and has a fine church and public house. Most everyday needs can be found in the town of Hadleigh, about 2 miles to the south. The historic town of Lavenham is about 8 miles, Bury St Edmunds about 16 miles to the north, Sudbury about 9 miles to the west and Colchester, with mainline rail services to London, about 15 miles to the south. The County Town of Ipswich lies about 12 miles to the east, again with rail services to London Liverpool Street.

Services

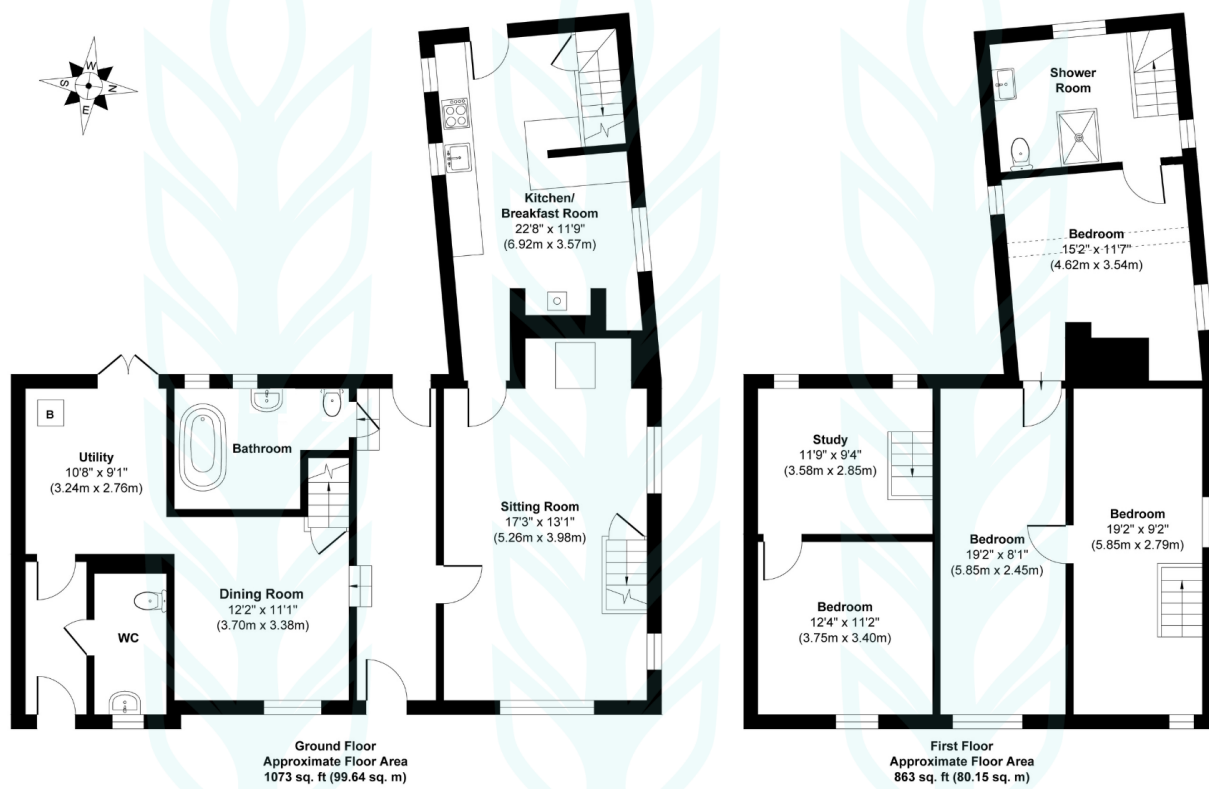
Mains water, electricity and drainage. Oil-fired heating.

Local Authority and Council Tax

Babergh & Mid Suffolk District Council
Band E (2025)



Ailsa Cottage, The Green, Kersey IP7 6EB



Approx. Gross Internal Floor Area 1936 sq. ft / 179.79 sq. m.
Illustration for identification purposes only, measurements approximate, not to scale. Copyright



Chapman Stickels

The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

info@chapmanstickels.co.uk
www.chapmanstickels.co.uk

01473 372 372

All enquiries:

Benedict Stickels
ben@chapmanstickels.co.uk

Cleo Shiel
cleo@chapmanstickels.co.uk



Scan the QR code to
visit our website

rightmove

OnTheMarket.com

Zoopla

PrimeLocation.com

IMPORTANT NOTICE

Chapman Stickels states these particulars are for general information only and do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate where stated. Any prospective purchaser must satisfy themselves of the accuracy of the information within these particulars by inspection or otherwise. Chapman Stickels does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building restrictions), nor can it enter into any contract on behalf of the client. We do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. If there is anything of particular importance to you, please contact us where we will endeavour to have any information or queries checked.