

A beautifully presented Grade II listed thatched cottage in one of East Suffolk's most desirable villages.

Guide Price
£475,000 Freehold
Ref: P6749/J

Tyes Cottage
15 Low Street
Brandeston
Woodbridge
Suffolk IP13 7AN



Entrance lobby, 16' sitting room, kitchen/breakfast room and dining/family room.

14'5 master bedroom, two further bedrooms and a bathroom on the first floor.

21'6 (overall) x 8'8 outbuilding with potential for alternative uses (STP).

Cottage gardens to front, together with south facing landscaped cottage/kitchen garden to rear. Off-road parking.

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Location

Tyes Cottage is located close to the centre of the village of Brandeston, one of East Suffolk's most desirable villages. Within a short walk is the public house, The Queen, which is well known for its excellent food and atmosphere. The preparatory school for Framlingham College, Brandeston Hall, is also within walking distance, as is the church. The village has an excellent community spirit with many events hosted at the village hall. There are also many footpaths within the vicinity, as well as playing fields, which include a tennis court.

Just 5 miles to the north-east is the historic town of Framlingham which offers a comprehensive range of services and facilities, including a Co-op supermarket, doctors, dentists, veterinary practice, garages, cafes, restaurants and pubs, as well as excellent schools. Within 10 miles is Woodbridge, and the county town of Ipswich is just 15 miles. From here, there are mainline rail services to London's Liverpool Street, which take just over the hour.

The Heritage Coast at Aldeburgh is within 20 miles, with other coastal resorts such as Thorpeness, Southwold, Walberswick and Orford all within easy reach.

Description

Tyes Cottage is a beautifully presented Grade II listed 'chocolate box' cottage. According to the Listing Schedule the cottage dates back to the late 16th century and is of timber-framed construction with rendered and colour washed elevations under a thatched roof (that was completely replaced in late 2019). The current vendors purchased the property three years ago and, in the intervening period, have undertaken a full refurbishment to exacting standards, including a bespoke handmade kitchen by Miles Rolfe Joinery, replacement of the bathroom suite, internal and external redecoration throughout, and the aforementioned rethatch to create a stunning example of a period cottage.

The accommodation is well proportioned with a wonderful 16'0 x 14'0 sitting room with open fireplace, dining/family room and beautifully fitted kitchen/breakfast room on the ground floor. On the first floor there is the 14'5 x 13'0 master bedroom, two further bedrooms and a bathroom. Outside, the gardens have been landscaped, and there is also 'The Barn', which currently provides useful storage and possesses tremendous potential for a variety of alternative uses, subject to necessary consents.

The Accommodation

The Cottage



Ground Floor

A wooden panelled front door opens into the

Entrance Lobby

With exposed ceiling and wall timbers, exposed brick flooring and small window to the side. Doors off to

Sitting Room 16' x 14' (4.87m x 4.26m)

A wonderfully atmospheric reception room, with the focal point being the exposed brick fireplace with brick hearth and bressummer beam over. Large window on the front elevation overlooking the garden and driveway, together with a smaller window providing views to the rear. Exposed chamfered tie beams, together with exposed wall timbers. Column radiators, wooden boarded floors, spotlighting and bespoke fitted corner cabinet. Door opening onto a staircase that rises to the first floor landing.



Returning to the Entrance Lobby, another door provides access to the

Kitchen/Breakfast Room 15'10 x 11' (4.82m x 3.35m)

Beautifully fitted with a range of bespoke cupboard and drawer units, produced by Miles Rolfe Joinery, with Iroko work surfaces over incorporating a shallow Belfast sink with brass mixer tap over. Recess for range cooker, former bread oven with pull-out larder, fitted shelved cupboard containing the boiler. Integral Bosch slimline dishwasher and cupboard for freestanding washing machine with plumbing and waste connections. Additional cupboard that can house freestanding fridge/freezer. Matching island with seating, spotlighting, exposed brick floor and wealth of exposed ceiling and wall timbers. Large window on the front elevation providing plenty of light and good views of the garden and driveway. Stable door providing access to the rear and second stable door leading through to the



Dining/Family Room 16'2 x 9'7 (4.92m x 2.92m)

Another charming room with windows on the front, side and rear elevations providing plenty of light. Exposed ceiling and wall timbers. Column radiator and open tread staircase rising to Bedroom Two. Exposed former brick fireplace.

Returning to the Sitting Room, stairs rise to the



First Floor

Landing

With useful built-in storage cupboards, exposed wall timbers, access to roof space, painted chimney breast and door to

Bedroom One 14'5 x 13' (4.39m x 3.96m)

An extremely generous double bedroom with beautiful exposed floorboards. South facing window overlooking the rear garden, together with low-level window providing additional light. Range of built-in wardrobe cupboards and exposed fireplace. Column radiator, partly vaulted ceiling and exposed wall timbers.



Bathroom

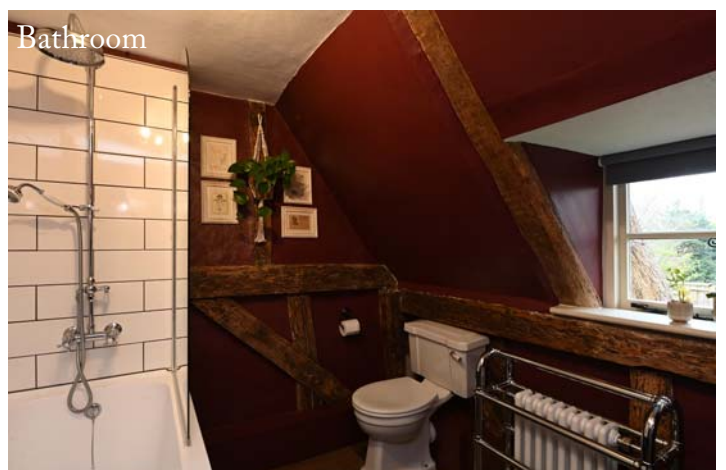
Recently refurbished to an extremely high standard and with suite comprising freestanding bath on claw feet with centrally aligned mixer tap, together with separate shower attachment in a tiled surround, WC and mounted wash basin with mixer tap and storage cupboard under. Wood-effect tiled flooring, spotlighting, column radiator enclosed within a heated towel rail, exposed wall timbers and pretty casement window providing views to the rear.

Bedroom Three 8'9 x 8' (2.66m x 2.44m)

With low-level window providing views to the front. Bespoke fitted bunkbed arrangement, built-in wardrobe, exposed wall timbers, column radiator and low-level opening through to

Bedroom Two 16' x 9'6 (4.87m x 2.89m)

Independently accessed from the Dining Room/Family Room, but connecting through to Bedroom Three and the remainder of the first floor accommodation. A good-sized double bedroom with partly vaulted ceiling. Exposed roof truss elements and wall timbers. Polished boarded floors, column radiator and wall light points.



Outside

Tyes Cottage is set well back from the village street, with an established beech hedge providing a good degree of privacy. A five-bar gate opens onto a shingle pathway that is enclosed by box bush hedging, and this leads up to the front door. There is also a shingle driveway for the parking of vehicles, which is accessed via two side-hung five-bar gates. The front garden is mainly laid to lawn for ease of maintenance, but including flowerbeds, and is partly enclosed within established hedging.

A gate beside Tyes Cottage opens into a courtyard area, where there is a useful timber-framed storage shed and an enclosed area containing the oil storage tank. Beyond this is 'The Barn', which measures 10'0 x 8'8 and 11'6 x 8'9. This has power and light connected and is subdivided internally to provide useful storage accommodation, but could be converted to provide ancillary accommodation to Tyes Cottage, subject to the necessary consents.

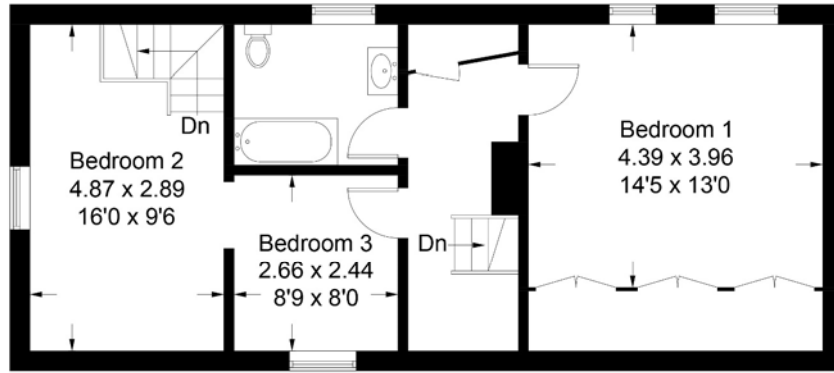
The rear garden faces almost due south and enjoys the sun throughout the day. The garden comprises a central area laid to lawn and is enclosed within 6' close boarded fencing. There is also a 'kitchen garden' with raised beds set within shingle pathways, together with a greenhouse.

A shingle pathway leads along the rear of Tyes Cottage, from where access can be gained to the Kitchen/Breakfast room, and to a covered seating area overlooking the garden.

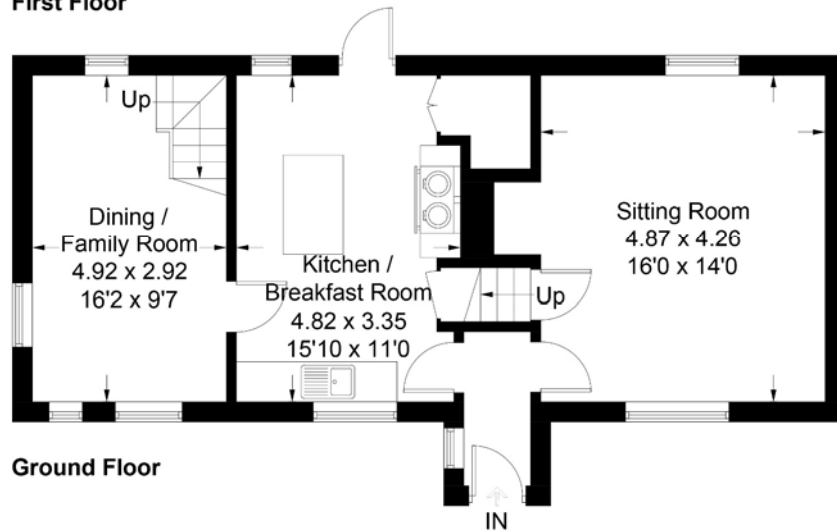


Tyes Cottage, Brandeston

Approximate Gross Internal Area = 114 sq m / 1230 sq ft



First Floor



Ground Floor

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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent. Please adhere to current Covid guidelines.

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

EPC There is no EPC as the property is listed.

Council Tax Band D; £1,832.42 payable per annum 2021/2022.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

NOTES

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December 2021



Directions

Proceeding out of Framlingham in a southerly direction, take the turning on the right hand side signposted to Kettleburgh and Brandeston. Proceed through Kettleburgh and at the T-junction turn right and follow the road into Brandeston. Just past the 30mph sign, Tyes Cottage will be found a short way along on the left hand side.

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