



Honey Cottage | High Street | Coddendam | IP6 9PN

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TOWN & VILLAGE
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Honey Cottage, High Street, Coddendam, Suffolk, IP6 9PN

“A beautifully presented three-bedroom period cottage quietly ‘tucked away’ off the High Street offering an attractive landscaped garden with fabulous elevated views across the village & countryside beyond”.

Description

Honey Cottage is a characterful period property enjoying an elevated ‘tucked away’ position within the popular village of Coddendam approximately seven miles north of Ipswich.

Believed to have been originally built as two cottages, the property offers an abundance of period charm and character, to include exposed timbers and a feature brick fireplace with inset log burning stove. Further benefits include electric radiators and a beautifully landscaped garden with elevated views of the church tower and surrounding countryside beyond.

About the Area

Coddendam is approximately seven miles north of Ipswich and is a typical English village with church, village shop, recreation ground and leisure centre. It won village of the year in 2002 for its community spirit and there are some fantastic country walks within the village.

There is easy access to the A140 to Norwich and A14 to Bury St Edmunds and Cambridge to the west and to Ipswich, Colchester and London via the A12 to the south and east. You are just 15 minutes from the centre of Ipswich by road, which has a main line station to London Liverpool Street journey time of about 60 minutes.

There is a range of independent schools nearby and local primary schools include Stonham Aspal, Henley and Helmingham, whilst senior schools can be found at Debenham and Claydon. Further amenities can be found in the nearby towns of Needham Market, Stowmarket, Debenham and Ipswich.

The accommodation comprises:

Canopy Entrance Porch

Solid front door to:

Dining Room/Sitting Room Approx 30'6 x 13'8 (9.30m x 4.17m)

Dining Area

Stairs to first floor, under stair storage cupboard, frosted window and further window to front elevation, electric radiator, exposed timbers, feature central brick fireplace and openings to:

Sitting Room

Two windows to front elevation, electric radiator, wall-lights, exposed timbers and central feature brick fireplace with inset wood burning stove.

Kitchen Approx 13'8 m x 10'1 max (4.17m x 3.06m)

Fitted with one and a half bowl sink unit with mixer tap over, work surfaces with base cupboards and drawers under, matching eye-level units incorporating glazed display units, under-unit lighting, tiled splash backs, integrated Neff dishwasher, integrated fridge, space for cooker with Neff extractor over, tiled flooring, ceiling downlighters, space for washing machine and tumble dryer, window to side elevation, door to garden and door to:

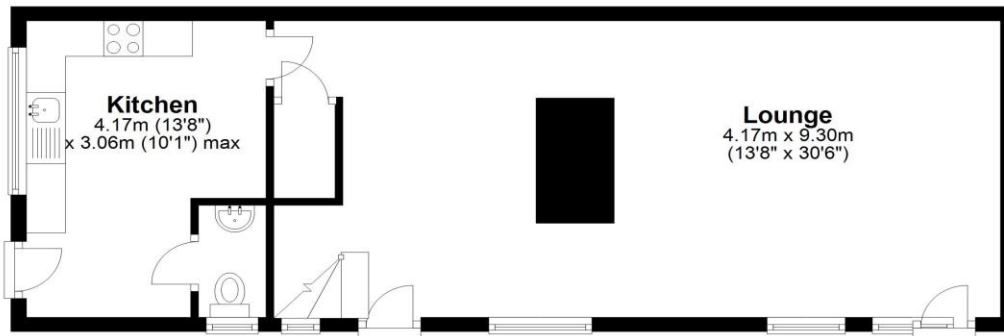
Cloakroom

Comprising low-level flushing w.c, counter mounted hand wash basin, cupboards under, tiled flooring, frosted window to front elevation and extractor fan.



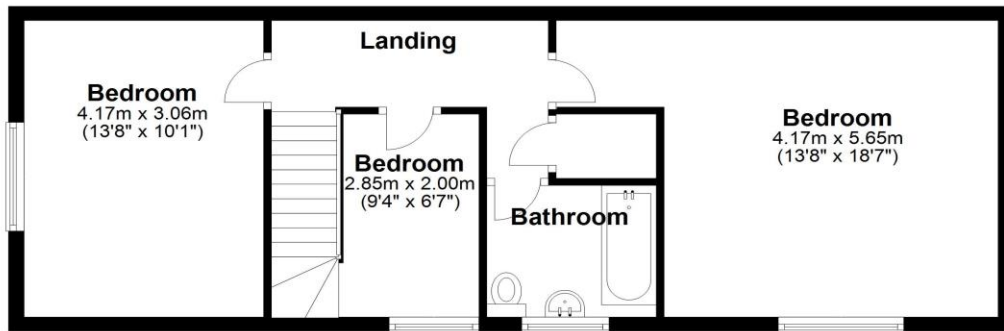
Ground Floor

Approx. 52.0 sq. metres (559.3 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.3 sq. feet)



Total area: approx. 103.9 sq. metres (1118.5 sq. feet)

First Floor Landing

Exposed timbers, access to loft, built-in airing cupboard housing hot water cylinder with slatted shelving and doors to:

Bedroom Approx 13'8 x 10'1 (4.17m x 3.06m)

Window to side elevation, electric radiator, exposed timbers and wall-lights.

Bedroom Approx 9'4 x 6'7 (2.85m x 2.00m)

Window to front elevation, exposed timbers, built-in meter cupboard and electric radiator.

Bathroom

Comprising panel bath with shower over and separate hand-held shower attachment, shower screen, vanity sink unit, low-level flushing w.c with concealed cistern, part-tiled walls, frosted window to front elevation, heated towel ladder, extractor fan, ceiling downlighters, access to loft and tiled flooring.

Bedroom 18'7 x 13'8 (5.65m x 4.17m)

Window to front elevation, exposed timbers and electric radiator.

Outside

Honey Cottage enjoys an enviable 'tucked away' position accessed via steps from the High Street. To the front of the property is an attractively planted border and a side pedestrian gate allowing access to the main garden.

The main garden is located to the side of the property and is beautifully landscaped and private in nature. There is a courtyard area from the kitchen which is screened by a brick retaining wall with inset log store. Steps lead up to the main garden which is mainly laid to lawn with well-stocked flower and shrub borders and two patios providing a lovely space to relax and entertain. Within the garden is a summerhouse and useful timber shed, both of which have power and light connected.

From the top of the garden there is a pretty glimpse of the church tower and lovely far-reaching views of the surrounding countryside.

Agents Note

- We understand that the property is accessed via a shared pathway.
- We understand the property is located within a conservation area.

Local Authority

Mid Suffolk District Council. Council Tax Band – C

Services

Mains water, drainage and electricity. Electric heating.





Energy performance certificate (EPC)

Honey Cottage High Street Coddisham IPSWICH IP6 8DQ	Energy rating	Valid until:	14 March 2034
	E	Certificate number:	6920-9177-0376-4009-1423

Property type	Detached house
Total floor area	103 square metres

Rules on letting this property

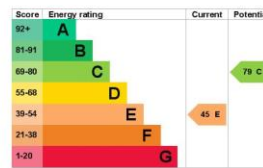
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/6920-9177-0376-4009-1423?print=true>

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