



Hill Cottage
Burstall

£833,000

LACY SCOTT
& KNIGHT

est. 1869

Hill Cottage

Burstall Hill | Burstall | Ipswich | IP8 3ED

Ipswich 4 miles, Stowmarket 15 miles, Bury St Edmunds 29 miles

Superbly presented detached Grade II Listed 5 bedroom thatched cottage which offers a wealth of character, plus garaging and separate annexe and which is set within a plot of just under 2 acres with wonderful views over open countryside.

Entrance Hall | Family Room | Sitting Room | Dining Room | Kitchen | 5 Bedrooms | Family Bathroom | Shower Room | Detached Self Contained Annexe | Double Garage | Wonderful Period Barn | 1.86 Acre Plot | Large Brick Built Greenhouse | Spectacular Views Over Open Countryside | Wealth Of Original Character & Feature

Hill Cottage

Beautifully presented detached cottage where great care and thought has gone into the renovation of the property and its surroundings so as to create a very attractive warm and inviting family home with the added advantage of a substantial plot and annexe accommodation.

From the tiled floored entrance hall there are wooden double doors leading into the family room and sitting room beyond which benefits from dual aspect windows. At the centre of which can be found a superb double sided inglenook fireplace, plus a wealth of exposed timbers, and floorboards. Leading off of the sitting room/family room can be found the dining room and kitchen. The dining room also features dual aspect windows, oak flooring and French doors which open out into the rear garden, whilst the kitchen benefits from a range of high quality hand built wall, base and drawer units as well as inset butler sink unit with mixer taps, Rayburn double oven,



plus tiled floor, walk-in larder cupboard, and understairs storage cupboard, plus stable door to garden. Also at ground floor level could be found a shower room comprising walk-in double width shower cubicle with twin shower heads, high flush cistern, pedestal wash handbasin, heated towel rail, and tiled flooring.

At first floor level there can be found four bedrooms, as well as a fifth bedroom at second floor level. The two main bedrooms at first floor level benefit from dual aspect windows, plus a wealth of exposed timbers, with the principal of these also featuring a vaulted ceiling. Also at first floor level can be found a cloakroom comprising low flush wc, with

tiled floor, as well as a separate bathroom comprising a panel bath, mixer taps, pedestal wash handbasin, tiled floors and exposed timbers. From the first floor landing there is also a staircase leading up to the fifth bedroom with this room also featuring dual aspect windows and exposed brickwork.

Outside

The property is superbly situated in an elevated position overlooking a valley and is accessed via a driveway and five bar gate beyond which there is parking for several vehicles, with the driveway in turn leading to the main entrance as well as the double garage with two up and over doors. To the side and above the garage there is an annexe, the ground

floor of which comprises a kitchen with range of fitted units, including double bowl sink unit and range cooker, plus separate shower room/wc, beyond which there is a staircase which leads up to a bedroom/living space of very impressive proportions and which benefits from triple aspect windows as well as night storage heating.

To the rear of the property the garden rises up until reaching a large open area and can be reached via gently sloping grass area, or a stepped pathway, within which could be found a large brick built greenhouse as well as a range of fruiting trees and a superb detached barn/double garage with impressive timbers, plus light and power with two sets of double doors.

Overall taking into account the impressive amount of very attractive living accommodation, the substantial plot in which it is set, the wonderful views which are afforded by its elevated position, will ensure the property attracts a wide range of interest. As such we would advise all viewers to contact us at your earliest convenience.

Services

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

Tenure

Freehold.

Local Authority

Babergh District Council - Council Tax Band F.

Directions

Hill Cottage is set within an elevated position within the much sought after village of Burstall. Accessible via the A1071, between Ipswich 4 miles and Hadleigh 6 miles, the well regarded county town of Ipswich offers rail services to London Liverpool Street Station which are scheduled to take just over an hour. The A12 and A14 are within a few miles and provide easy access to Cambridge and The Midlands to the west and Colchester and London to the south.





Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
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- Should any dispute arise as to the boundaries or any pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

Burstall, Ipswich, IP8

Approximate Area = 2224 sq ft / 206.6 sq m (includes garage)

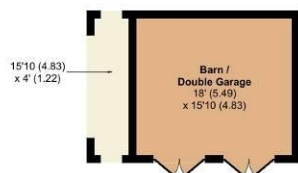
Limited Use Area(s) = 378 sq ft / 35.1 sq m

Annexe = 558 sq ft / 51.8 sq m

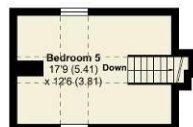
Outbuilding = 63 sq ft / 5.9 sq m

Total = 3223 sq ft / 299.4 sq m

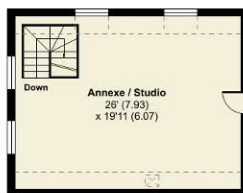
For identification only - Not to scale



GARAGE 1 / OUTBUILDING



SECOND FLOOR



ANNEX FIRST FLOOR



FIRST FLOOR

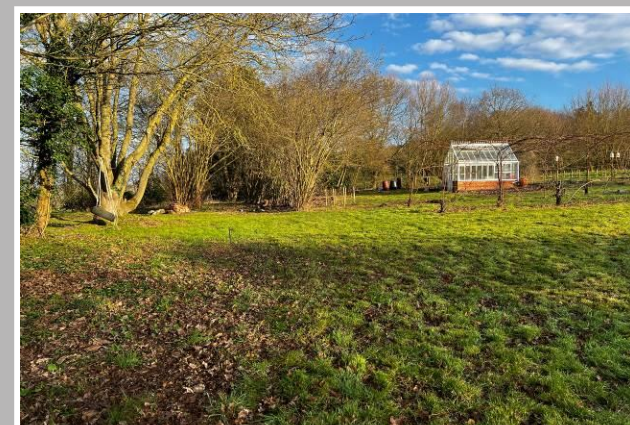


ANNEX GROUND FLOOR / GARAGE 2

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Lacy Scott & Knight. REF: 825756



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