



24 Church Road
Old Newton. | Suffolk | IP14 4ED

FINE & COUNTRY

HOMELY PERIOD COTTAGE



If you're looking for a period home, a large sunny garden and a village with a big sense of community, you're in the right place! This three-bedroom cottage is well-placed for village life, country pursuits and urban amenities.







- A Semi-Detached Grade II Listed Cottage situated in the village of Old Newton
- Lounge/Diner with Feature Fireplace and Log Burner
- Fitted Kitchen and Utility Room/WC
- Three Good Size Bedrooms; Bathroom
- Vaulted Attic Room and Storage Room on the Second Floor
- Full of Character and Exposed Beams
- Lawned Garden Front and Back
- Peaceful Location Set Back from the Road with Ample Parking
- The Accommodation extends to 1,623 sq.ft
- EPC Exempt

As is typical of so many rural homes, the history is lost in the mists of time. It's reasonably safe to say, however, that the building dates from sometime in the 1500s when it was one farmhouse. The property is now one of three and occupies the end spot.

The Character Within

The pretty red-brick exterior – undoubtedly a later addition – belies the ancient interior with its beautiful Tudor-era beams and cottage doors with Suffolk latches. In places, the beams have been exposed to great effect, as in the stylish bathroom or under the stairs. All modern conveniences are here too, however, and blend comfortably with these ancient structural features.

Open Plan Living

On the ground floor, the living area is largely open plan. The current owners removed a wall to create a large living-dining area, which is usefully delineated by different flooring. Attractive polished floorboards enhance the space in the sitting room, while practical tiles continue from the adjacent kitchen into the dining area. Striking cottage beams cross the ceiling, but the stand-out feature is the large brick chimney with wood-burner in the hearth with attractive shelves. Double aspect windows admit light from the front as well as from the south-facing garden, meaning light reaches right to the centre of the house. This is a well laid-out room which easily manages its dual purpose - no wonder it's the owners' favourite spot. The dining area is open to both the sitting room and the kitchen, the entrance for which has been opened out to full width. It's a clever and modern solution which works effectively - the owners say they can seat 12 around the table! The galley kitchen has been optimised to make full practical use of the space. Modern cream-coloured units with beech countertops line both sides offering plenty of prep space, while a sleek black Rangemaster stove occupies the ancient chimney. Also downstairs is a generous utility room with plenty of additional storage space.

Space and Further Potential

From the sitting room a discreet staircase, open underneath so as not to detract from the sense of lateral space, rises to the first floor. Up here on the landing, sloping walls and interesting exposed beams remind you of the age of the house and just how many generations have lived under this roof. Two double bedrooms, each over 12 x 12 ft, offer plenty of space, both with built-in closets. The third room is a generous single. From here a ladder ascends to an astonishing loft space, fully converted and comfortable under the rafters. Attractive open storage space at floor level makes efficient use of the space. At 23 feet long, and with a huge storage room attached, this is a room with plenty of potential. But let's hear it for the bathroom. This has been brought right up to date with slick white metro tiles and a pretty floor pattern to echo the beams. An over-bath shower offers both options.

The Outside

Set back from the road up a long drive, it's quiet here. The long front garden contains a pond while, to the rear, is what the owners call "the party garden"! They say they will really miss their annual summer party with up to 160 guests. It's a lovely spot which gets sun most of the day. At the boundary is a protected wildlife buffer zone.













INFORMATION



On Your Doorstep...

Old Newton is a substantial village with a shop, a primary school and a former pub, now Chinese takeaway. There are village events and celebrations year-round. The owners particularly appreciate the excellent walking opportunities here – circular routes from between one and fifteen miles from their door.

How Far Is It To...

The position of Old Newton is ideally connected. Stowmarket, with supermarkets, The John Peel Centre for Creative Arts, renowned and respected youth centre, The Mix and cinema is just 10 minutes away. "There's always something going on – festivals, events or panto", say the owners. From here are fast and regular connections to Norwich (half an hour) or London (just over an hour). By road, the A14 is ten minutes away from where either Ipswich or Bury St Edmunds can be reached in approximately 25 minutes.

Directions

From Stowmarket proceed along Newton Road, B1113 into Old Newton. Turn right at the central crossroads, into Church Road. Continue along Church Road, the property can be found on the right hand side opposite the village hall.

What 3 Words Location - galleries.existence.jubilant

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint this property's exact location.

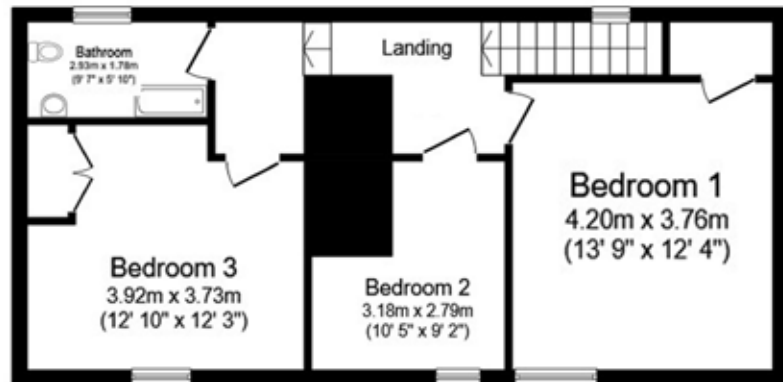
Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Mid Suffolk District Council – Council Tax Band D
Freehold

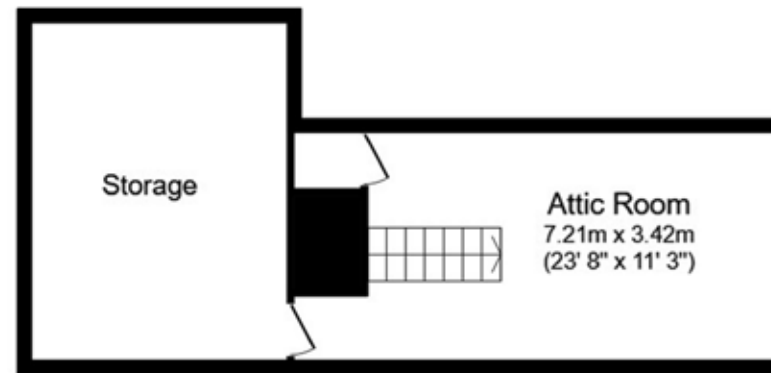
Property - DIS4364
Approx. Internal Floor Area - 1623 Sq ft / 150.8 Sqm



Ground Floor



First Floor



2nd Floor

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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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