



'Exquisite Period Cottage'
Worlingworth, Suffolk | IP13 7HR

WELCOME



Vendors Library Image

This charming pink thatched cottage is looking for its next home owner. Could that be you? You'll have potentially five bedrooms, three reception rooms, a vast modern kitchen and a very long garden. If the thought of inhabiting and cherishing this ancient space excites you, viewing is urgently recommended.







- Exquisite Grade II Listed Period Cottage
- Former Hall House
- Many Original Features
- Cleverly Extended in Recent Years
- One Of the Last Original Tenement Plots
- Spacious Kitchen Breakfast Room with Vaulted Ceiling
- Dining Room and Useful Study
- Snug and Sitting Room with Impressive Fireplace
- Three First Floor Bedrooms and Ground Floor Bedroom
- Wonderful Plot of Around 0.57 Of an Acre (stms)

It's soaked in history everywhere you look, from ancient timbers to witches' marks carved on the lintel. Historic England is frustratingly vague – "Early-mid C17 with medieval origins" – but, fortunately, the house comes with a delightful archive of information about its past, including many original tenancy documents.

The house you see today would of course be unrecognisable to the first inhabitants who sat around its open hearth in the 1430s. Much has been added, starting with the big brick chimney stack in Tudor times, continuing with Crittall windows and the wide extension at the rear in the Victorian period, and finishing with the most recent addition – a stunning 330 square foot modern kitchen. Exploring hundreds of years of habitation will be one of the joys of living here.

The history, while fascinating, is not oppressive. "First and foremost, it's a home", stresses the owner. "It has a lovely warm atmosphere – it's a house that gives you a hug when you enter!"

At the centre of the house is the sitting room – once the medieval hall - with its wide inglenook and wood-burning stove. It's a very connected space with direct access to two sets of stairs and two hallways.



* These comments are from the personal research and view of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









The layout is complicated to explain (best go and see for yourself) but the connectivity is enhanced by a skeletal wall, the remnants of the original rear elevation before construction of the Victorian extension behind it. Internal windows are always pleasing, but this one is somehow intrinsic to the warm atmosphere in this central space.

Next door is the snug which once would have been a parlour offering a place to withdraw to from the main hall. It's a cosier space with a smaller hearth and wood-burner, and well-lit by windows to the south and west.

At the back of the house and projecting into the garden is the stupendous new kitchen with its vaulted roof. The full complement of kitchen units needs only two sides of this voluminous room, meaning there is plenty of space for a long table and chairs. French doors lead to a large terrace in the lee of the building. It's easy to see why the owners spend so much time in this light and lofty room. A smaller room connecting the kitchen to the main house functions as a well-placed dining room.

Also downstairs, and part of the Victorian extension, are two bedrooms – one with French doors to the terrace – and a sunny bathroom with a large bath tub as well as a shower stall.

The interesting layout on the first-floor stems from a period of division into two cottages, hence two staircases. One set of stairs leads to a landing, a lavatory and two bedrooms. Here the true age of the house becomes evident in the beams, rafters and daub infill, delightfully irregular in places. Once the medieval solar, the third bedroom is accessed via its own staircase at the other end of the house. This lovely light bedroom has a private lavatory adjoining. While quite unusual, this division of the upper storey offers a welcome degree of privacy and separation.

The house sits back from the road, nestled into an unusually long plot. A large terrace occupies the sheltered space at the back of the house, beyond which are a succession of "garden rooms" including a large pond, polytunnels, fruit bushes, raised beds, trellised walkways, and lawns. There's plenty here to occupy the keen gardener.

The garden is home to several large outbuildings and stores, all electrically wired, and ready for garden machinery or hobbies, or for conversion to work-from-home spaces.





Vendors Library Images





STEP OUTSIDE



In 2013, Worlingworth won a Suffolk Community Award – “most active small village” – so you know there is plenty going on here, be it the history club or the open garden scheme, the W.I. or the football club. There is also a pub, a shop and a primary school. Country walks and bridleways are all around and marked clearly on the Worlingworth Wayfinder map.

You're spoiled for choice when it comes to nearby destinations. The market town of Eye is a 12-minute drive, while in the other direction, pretty Framlingham is a quarter of an hour. Less than 10 miles away, the arterial A140 takes you to Norwich or Ipswich. Stowmarket with supermarkets, The John Peel Centre for Creative Arts, renowned and respected youth centre - The Mix – and cinema is just over half an hour away, while historic Bury St Edmunds with its cathedral, shopping and dining can be reached in three quarters of an hour.

Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council - Band E

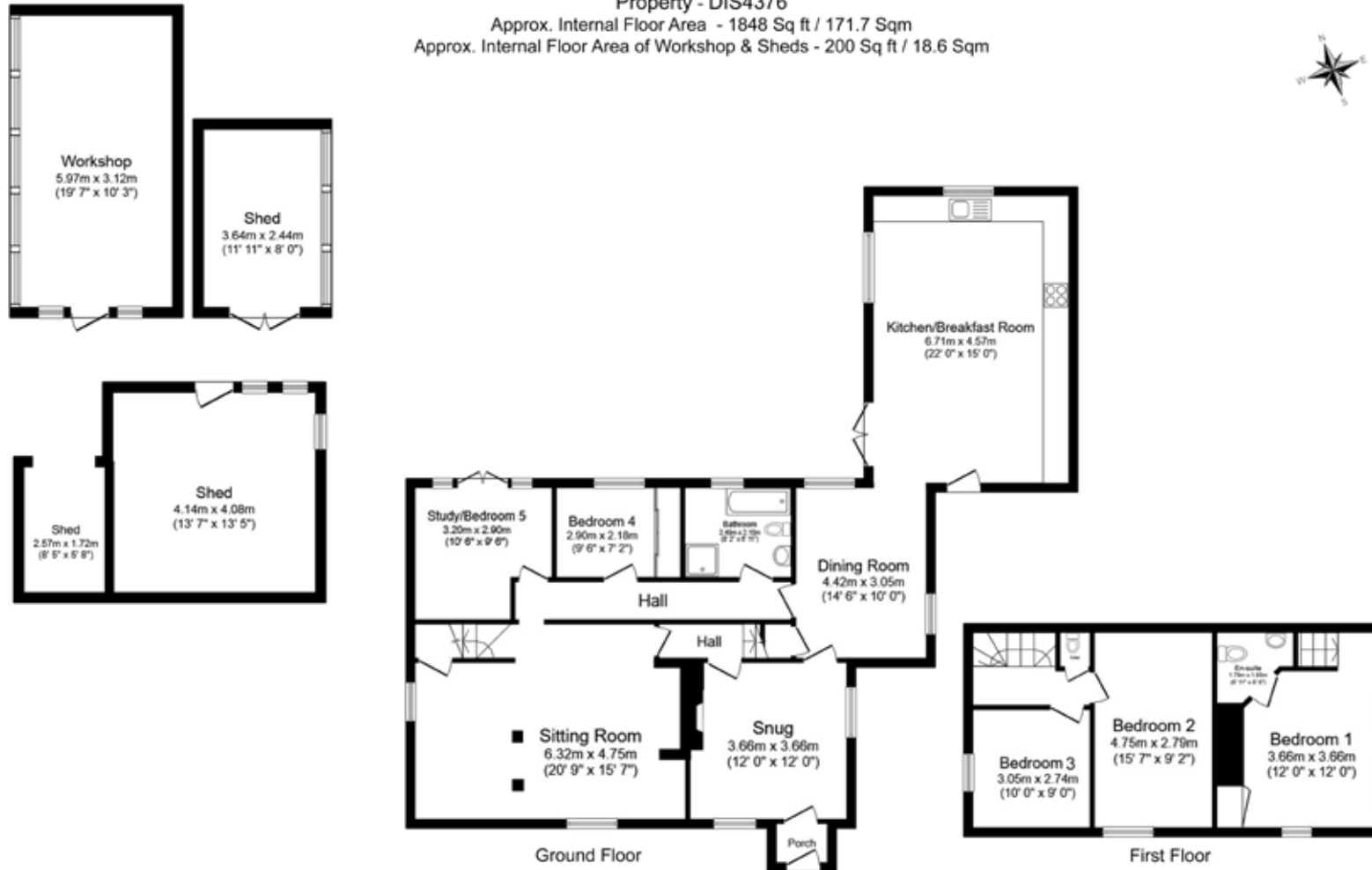
Services: Mains Electricity & Water, Private Drainage, OFCH.

Directions:

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the following words... [///pokers.removing.mills](https://www.what3words.com/)

Property - DIS4376
 Approx. Internal Floor Area - 1848 Sq ft / 171.7 Sqm
 Approx. Internal Floor Area of Workshop & Sheds - 200 Sq ft / 18.6 Sqm



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