



Manor Cottage
The Green | Wattisham | Suffolk | IP7 7JX

Guide Price £ 550,000 | Freehold





Manor Cottage

A rare opportunity to acquire a Grade Two Listed chocolate box pretty, thatched cottage in the village of Wattisham, next to the delightful village green with its duck pond and backing on to open countryside.

Every room has exposed beams, some traditional red brickwork walls, Suffolk latch doors and open fireplaces.

The cottage sits in around a third of an acre of mature gardens, with pond and glorious shrubs and trees. It has a large double garage, summerhouse and greenhouse. The separate, detached annexe lends itself to an independent office or ideal Airbnb with its own garden and parking area.

Some upgrading of the interiors of this gorgeous property will result in a truly special home.





Summary of Accommodation

Ground floor

Entrance Hall, Living Room, Kitchen/Breakfast Room, further Kitchen, Cloakroom.

First floor

Two Bedrooms, Dressing Room, Bathroom.

The Accommodation

Open thatched Entrance Porch with glazed windows to each side. Brick floor and courtesy light. Wood and glazed front door opening to

Entrance Hall

Brick floor, exposed red brick wall with display shelves. Beamed ceiling with pendant light. Wooden Suffolk latch doors to



Sitting Room

Engineered wood flooring, exposed beams to ceiling and all walls, two windows to front and window and glazed patio doors to rear garden. Six wall sconces. Feature exposed red brick chimney breast with wood burner in the hearth. Built in desk in the recess to the side of the chimney. TV and internet point. Large under stairs storage cupboard with light. Stairs to first floor.





Kitchen/Breakfast Room

Stone tiled floor and beams to ceiling. Two windows to front and two to rear. Large exposed red brick inglenook fireplace with beam lintel and two spot lights. Wood burner. Ceiling and wall spot lights, TV point, radiator.



Shaker style kitchen base cupboards under wooden worktop. Range of drawer, wicker basket and cupboard storage. Large stainless steel Rangemaster cooker with 5 ring electric hob, two electric ovens and warming drawers. Tiled splashback with stainless steel Rangemaster extractor hood over. One matching eye level double cupboard. Space for dining table and chairs.



Wooden latch door to

Second Kitchen

Stone tiled floor and beamed ceiling with spotlights. Window to front, side and two to rear. Wooden stable door to rear patio garden. Single coloured sink with integrated drainer and mixer tap set in laminate worktop with wood edging. Space for a dishwasher. Range of wooden base storage cupboards and drawers with matching eye level cupboards. Space in chimney breast for fridge. Wood door to



Cloakroom

White close coupled WC and radiator.



From Sitting Room - carpeted stairs with wooden bannisters, exposed red brick wall and wood panelling to first floor

Landing

Carpet, exposed red brickwork and two double storage cupboards. Wooden latch doors to

Bedroom One

Pitched, beamed ceiling with window to front. Exposed brickwork. Carpeted, TV point, radiator. Wooden latch door to



Bathroom

Pitched, beamed ceiling with two windows to the side. White freestanding bath with chrome bath shower mixer. Matching white pedestal basin and close coupled WC. Mirror over basin with light and shaver socket. Fully tiled shower cubicle. Large, shelved airing cupboard. Carpeted.

From Landing – wooden latch door to

Dressing Room

Pitched, beamed ceiling with window to front. Radiator. Carpeted. Four storage cupboards/wardrobes. Matching close coupled WC and basin on ornate cast iron stand. We are advised by the vendor that the plumbing for a bath is in situ. Wood latch door to

Bedroom Two

Pitched, beamed ceiling with window to side. Radiator. Carpeted







Annexe

A tiled patio leads to the modern (circa 2010) detached annexe with double French glazed doors, flanked by full length glazed windows. Opening to

Living Area

Carpeted, with windows to both sides. Inset ceiling spotlights.

Kitchenette

Engineered wooden flooring. Stainless steel sink and drainer set in laminate worktop with space under for storage and fridge.

Door to Shower Room

Engineered wood flooring and inset ceiling spotlights. Matching modern white suite comprising close coupled WC and pedestal basin with automatic hot water heater. Large fully tiled shower cubicle with electric power shower.





Outside

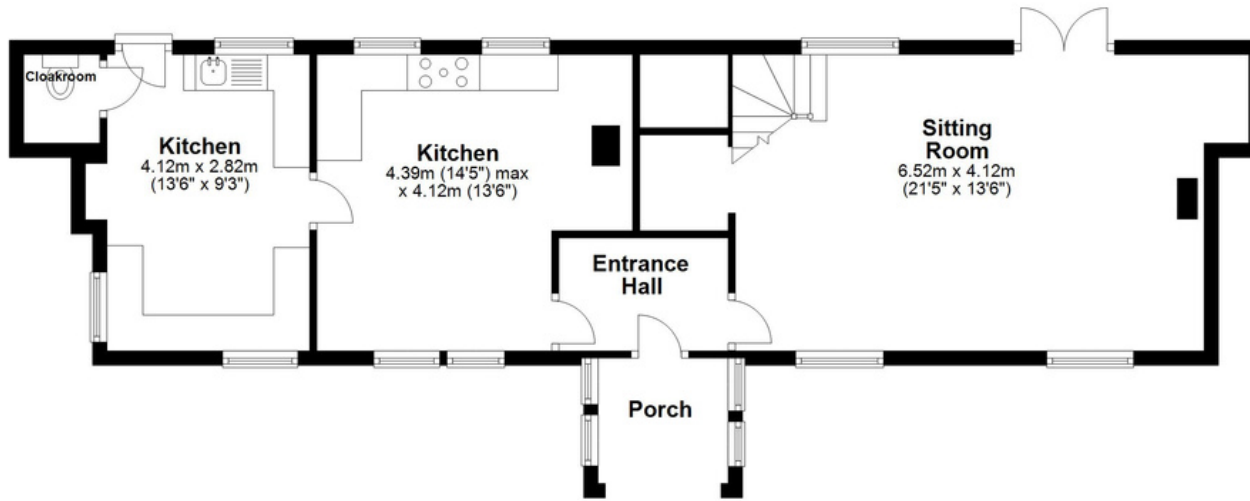
Wooden five bar gate opening on to a shingle driveway, lit with a decorative street light, leading to ample parking space to front and both sides of the property. Lawned front and side gardens interspersed with mature shrubs and trees creating different areas for dining and leisure.

There is a large pond in the front garden. Next to the annexe is a garden which would be ideal to separate from the main area, thus creating a private garden for guests. The rear garden area is fenced in and has a brick patio, accessed from the kitchen. The access to the septic tank is discreetly hidden behind the annexe.

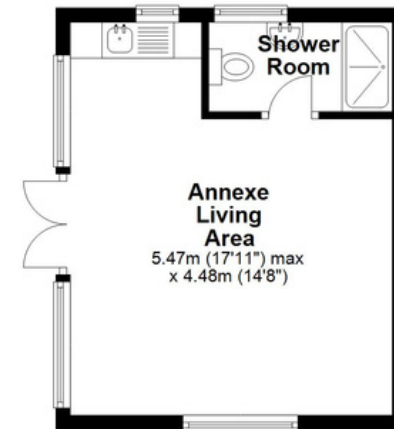


There is a wooden summerhouse with glazed doors and windows close to the pond in the front garden. The extra deep double garage is located to the side of the property and has up and over doors, power and light. The lean to greenhouse is to the side, with pedestrian access to the lane to the open countryside to the rear of the property and the village green with duck pond to the front.

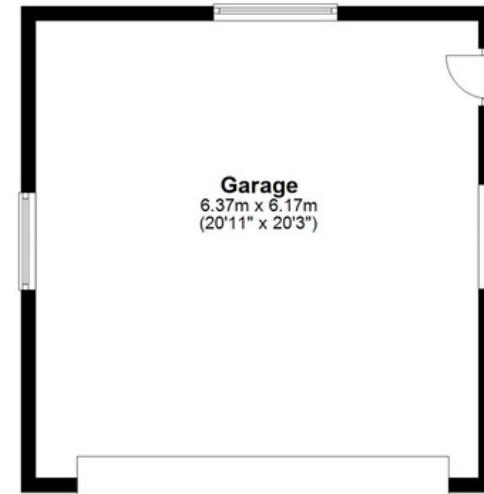
Ground Floor
Approx. 68.5 sq. metres (737.4 sq. feet)



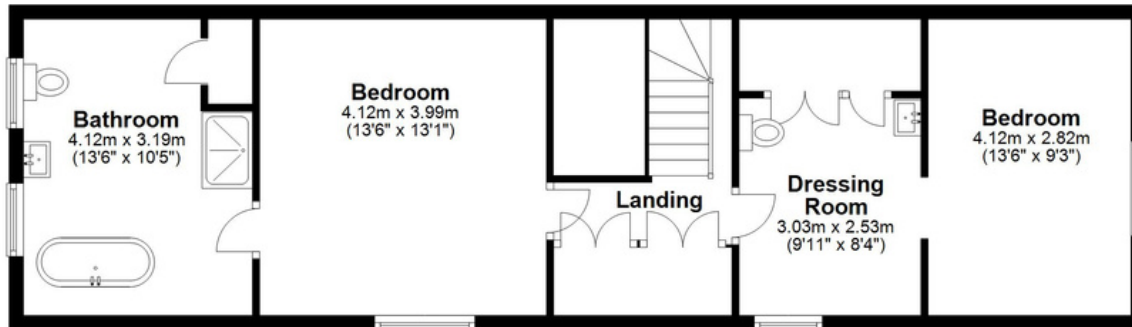
Annexe
Approx. 24.5 sq. metres (263.8 sq. feet)



Double Garage
Approx. 39.2 sq. metres (422.4 sq. feet)



First Floor
Approx. 63.6 sq. metres (684.2 sq. feet)



Total area: approx. 195.8 sq. metres (2107.8 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.



About The Area

Manor Cottage is located in the heart of the small parish of Wattisham, next to the delightful village green with its duck pond and old fashioned telephone box (now a defibrillator). The church of St Nicholas can be seen through the trees from the front garden, which has been taken over by a charitable trust who use it for concerts and exhibitions. There is also a Baptist chapel in the village.

There are plenty of pubs with good dining, particularly the Bildeston Crown, within a five-minute drive of the property and the vibrant village of Needham Market and the large town of Stowmarket, with plenty of facilities, including train stations with direct links to Ipswich and London, are within 15 minutes drive. Wattisham is equidistance between the main roads of A12, A134 and A14.





Services

We understand from the Vendor that mains Electricity and Water are connected to the property. Drainage is via a Klargester treatment plant which is emptied by Binder annually. There is oil-fired central heating with the oil tank being located close to the greenhouse. The property also has two wood burners.

Council Tax

Band E - Babergh - 2023/24 - £ 2486.90

Possession

Vacant Possession Upon Completion

What Three Words

///excavated.crown.alarmed

Viewings strictly by prior appointment with the Vendor's Sole Agent - Fine and Country Ipswich - 01473 289700

Outside Normal Office Hours - Mark Halls MRICS - 07770 814748





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