



**Hall Farm Cottage
Rattlesden, Suffolk**

**DAVID
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Hall Farm Cottage, High Street, Rattlesden, Suffolk, IP30 0RA

Rattlesden is a popular village with the delightful St Nicholas church, primary and pre-school, two public houses, a sports pavilion, post office/village store and a variety of clubs. The Cathedral town of Bury St Edmunds is approximately 8 miles and Stowmarket approximately 4.5 miles both having an excellent range of schooling, shopping, recreational and cultural facilities and the latter having a mainline rail link to London Liverpool Street. Cambridge is approximately 33 miles and Ipswich approximately 19 miles.

A splendid three-bedroom Grade II Listed semi-detached cottage, believed to have origins dating back to the 16th century, which enjoys an enviable position towards the centre of this highly sought after Suffolk village and is close to all of its amenities. Hall Farm Cottage has recently undergone significant improvements and is now presented to the highest of standards whilst affording generous accommodation on both floors. This superb property has retained many characterful features, of particular note: the impressive inglenook fireplace to the sitting room and the extensive display of exposed timbers and studwork throughout. Further benefits include enclosed rear garden, cellar, and off-street parking for one vehicle to the front. **No onward chain.**

A Grade II Listed semi-detached cottage, close to all amenities, occupying an enviable position within this well regarded Suffolk village and with no onward chain.

Entrance door;

ENTRANCE HALL: A welcoming area with an extensive display of timbers and studwork. Staircase rising to first floor. Doors to;

SITTING ROOM: 16'1 x 12'10 (4.9m x 3.9m). Being of an excellent size this dual aspect room has a superb display of exposed timbers and studwork together with attractive inglenook fireplace with tiled surround and hearth having new Parkray inset wood burning stove that creates the main focal point of the room. Rear door giving access to the garden.

KITCHEN/DINING ROOM: 16'1 x 11'6 (4.9m x 3.5m). Again, another dual aspect room with former fireplace having a pamment tiled hearth with inset Rangemaster cooker. The kitchen is fitted with a range of matching base units under wooden work preparation surfaces that incorporate a Butler style sink unit with mixer tap. Spaces for washing machine and dishwasher. This delightful area has exposed timbers and studwork, wooden flooring and stable door leading to the rear gardens.

Door to larder 5'6 x 4'8 (1.7m x 1.4m) ideal for storage and with space for fridge freezer. Door to cloakroom.

CLOAKROOM: Fitted with W.C., wash hand basin having mixer tap and vanity cupboard beneath. Exposed timbers and studwork. Tiled flooring.

First floor

LANDING: An inviting area with an extensive display of exposed timbers and studwork. Front aspect. Loft access. Suffolk latch doors to;

BEDROOM 1: 18'1 x 13'1 (4.9m x 4m). Being a substantial size and having dual aspect to front and rear gardens. Former brick fireplace under oak bressummer beam creating the main focal point of this room. Extensive display of exposed timbers and studwork.

BEDROOM 2: 11'6 x 9'2 (3.5m x 2.8m). Having front aspect with exposed wall timbers and studwork.

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BEDROOM 3: 11'6 x 8'10 (3.5m x 2.7m). Overlooking the rear garden with village green beyond. Exposed wall timbers and studwork.

BATHROOM: 8'10 x 6'6 (2.7m x 1.7m). A delightful suite fitted with P shaped panelled bath having mixer tap and rain head style shower over, W.C, wash hand basin with mixer tap and vanity cupboard beneath. Heated towel rail. Part tiled surround. Built-in linen cupboard housing hot water cylinder.

Outside

The property is approached via part iron fencing with a half-height gate giving access to a shingle pathway to the property flanked by lawn areas with flowering borders. There is a designated shingled driveway affording off street parking for one vehicle. The path continues around the side of the house and gate gives access to the rear grounds. The rear garden has an excellently placed terrace area immediately abutting the property ideally placed for al fresco dining and entertaining. Steps leading back up to the rear door of the property. Half height double doors giving access to the **CELLAR** 19' x 11'6 (5.8m x 3.5m) with power and light and has recently benefitted from added insulation – ideal for storage. The remainder of the garden is laid predominantly to lawn with established hedge borders.

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band D.

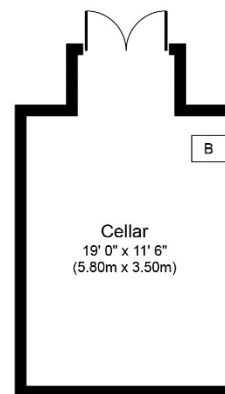
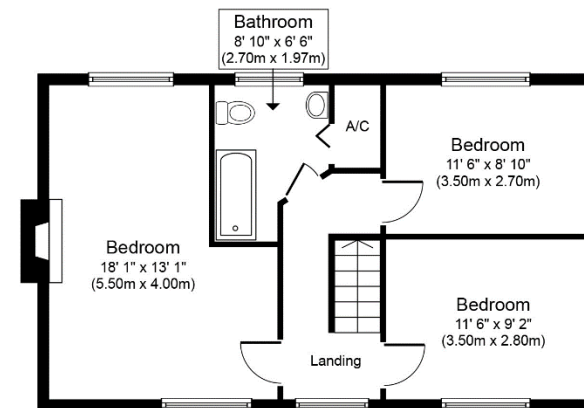
AGENTS NOTE: The property is situated in a conservation area.

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

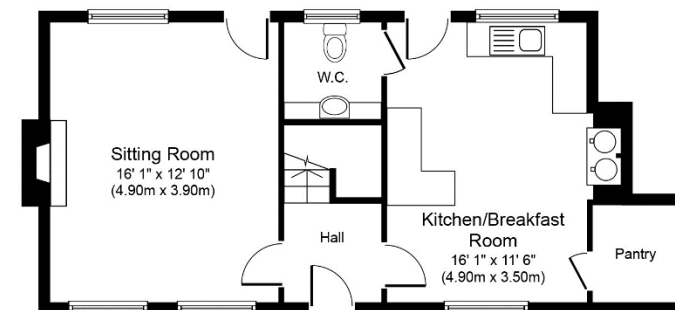
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever

is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

First Floor
Approximate Floor Area
533 sq. ft.
(49.5 sq. m.)



Basement
Approximate Floor Area
196 sq. ft.
(18.2 sq. m.)



Ground Floor
Approximate Floor Area
508 sq. ft.
(47.2 sq. m.)



