



Rydal Cottage

Ferry Road | Bawdsey | Woodbridge | Suffolk | IP12 3AW

Freehold Guide Price £ 800,000

FINE & COUNTRY



# Rydal Cottage



Rydal Cottage is a substantial family home set in the centre of beautifully presented, mature grounds. The original property was constructed in 1981 with an extension added in 2000.

Hardwood window frames and mahogany skirtings and door architraves add to the low maintenance quality and feel of this home. Four double bedrooms, flexible use reception rooms and a large double garage with hobby room above make this a very appealing home.

Being in an Area of Outstanding Natural Beauty, the views to the back across the fields, particularly from the rear bedrooms are far reaching.









Wrought iron fencing envelopes the stunning front garden and double gates open to the gravel driveway leading to ample parking for vehicles in front of the double garage. The covered front door opens in to the carpeted reception hall with stairs to the first floor.

Doors to

### **Living Room**

A light, double aspect reception room with patio doors opening on to the patio in the garden. A large feature brickwork fireplace houses the wood burner.



### **Study**

A window overlooking the lovely front garden and plenty of space for at least two desks and storage cabinets.









## Kitchen / Breakfast Room

Soft green Shaker style eye level and base cabinets provide ample storage and feature soft curves, particularly enhancing the breakfast bar containing additional storage in cabinets, drawers and display bookshelves. Moulded Corian worksurface with large sink and drainer under the window. There are two built in Stainless steel AEG ovens with an AEG induction hob and Zanussi extractor over. Space at one end for dining for at least six guests.



There is a large understairs cupboard housing the boiler which is ideal for drying laundry.









Arch through to inner lobby with doors to

### **Dining Room**

Patio doors overlook the garden and the rural views. There is plenty of space for dining table and chairs for at least eight along with storage cabinets.

Cloakroom next door with WC and basin.

### **Utility/boot room/wet room**

A useful, large room with back door to the garden, with lovely covered porch outside with bench seating to both side and central drain and warm tap for washing down dirty dogs and boots! Lots of space for cloaks and boots, washing machine, tumble drier and even spare fridges. Cabinets for storage.







Stairs from the reception hall to the first floor landing with space for a desk or easy chair under the window which has uninterrupted views across the fields to the horizon.

Door to

### **Bedroom**

A double bedroom with dual aspect windows, fitted triple wardrobes and ample space for further furniture. Door to eaves storage.



### **Bedroom**

Another double with a window to the front. A double fitted wardrobe and further eaves storage.





Further hallway which could be utilised as a dressing area with double wardrobe and space for a dressing table and further storage. Doors to

### **Bedroom**

A further double with patio doors opening to a Juliette balcony with fabulous views to the rear. Pitched ceiling with Velux window. Door to

### **En Suite Shower Room**

Shower cubicle with electric power shower, basin, WC and heated towel rail.

### **Family Bathroom**

A half tiled room with matching suite comprising bath with power shower over, WC, basin with storage under and bidet.

### **Bedroom**

Double room with pitched ceiling and window to front.









## Outside

The plot is laid to neat lawns interspersed with mature shrubs and glorious trees. A wooden summerhouse style shed to the rear and patio areas for al fresco dining.

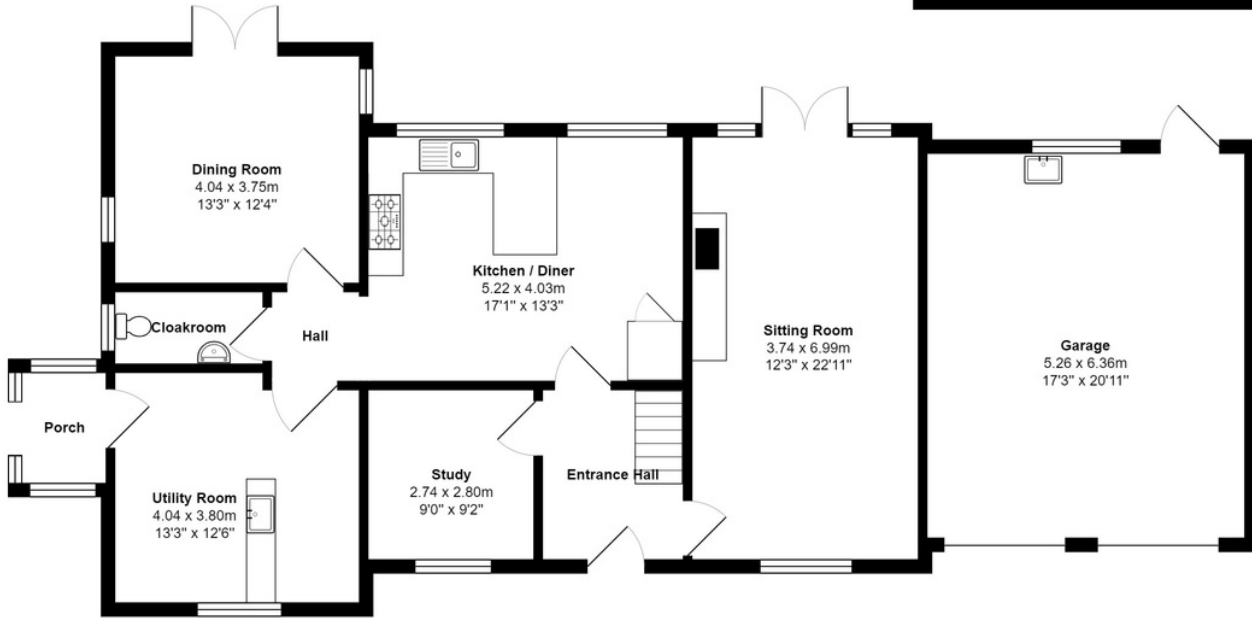
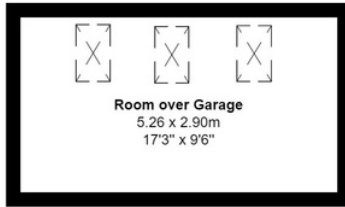
There is a double garage with up and over doors to the front and pedestrian access to the rear. There is power and water with a Belfast style sink. The water softener for the house is here. Access via ladder to large Hobby room with power and Velux windows. The 1400kw electric car charger is to the exterior of the garage.



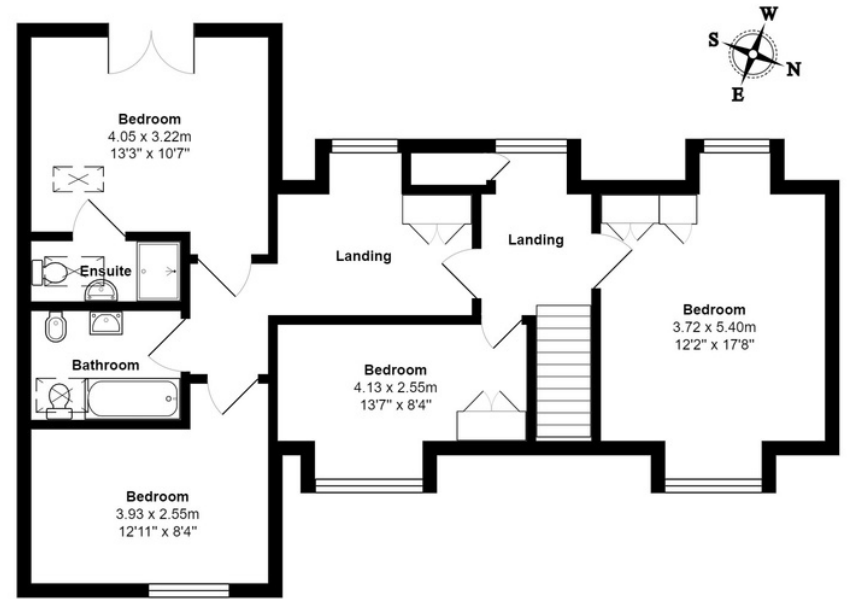








Area: 138.7 m<sup>2</sup> ... 1493 ft<sup>2</sup>



Area: 78.9 m<sup>2</sup> ... 850 ft<sup>2</sup>

**Total Area: 232.9 m<sup>2</sup> ... 2507 ft<sup>2</sup>**  
All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Agents notes: All measurements are approximate 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.





## Services

We are advised by the Vendors that mains electricity and water are connected. Drainage is via a septic tank. The property benefits from oil-fired central heating.

## Possession

Vacant possession upon completion.

## Council Tax

Council Tax band D – 2024/25 - £ 2071.27

## What Three Words

///preoccupied.hazlenuts.votes

## About The Area

Nearby Bawdsey village stands approximately 9 miles southeast of the pretty market town of Woodbridge. It is a quiet and charming village of approximately 500 homes, Bawdsey CEVC Primary School, St Mary's Church, the village hall and recreation ground.

The neighbouring village of Alderton (approx. 1 mile away) is well served by a village shop, public house (The Swan Inn) and doctors' surgery. The Ramsholt Arms (approx 4 miles away) is extremely popular, with a riverside terrace overlooking the Deben, and it can also be reached by boat upriver from Bawdsey.

Local attractions are numerous, including Orford Ness National Trust nature reserve, Snape Maltings, and the Sutton Hoo Anglo Saxon burial site.

Viewings strictly by appointment with the Vendor's Agent  
Fine & Country Woodbridge - 01394 446007  
Out of hours - Mark Halls MRICS - Managing Director - 07770 814748





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