



**Paddock Cottage
Battisford, Suffolk**

**DAVID
BURR**



Paddock Cottage, Mill Road, Battisford, Suffolk, IP14 2LL

Battisford is a traditional, friendly unspoilt village approximately 4 miles south of the market town of Stowmarket and 2.5 miles west of Needham Market. The village itself boasts a play area, community centre, pub and two churches. The community centre is host to many local activities including the pre-school playgroup, and clubs including gardening, history, bowling to name a few. The nearby towns of Stowmarket and Needham Market, both offer a wide range of facilities including shopping, schooling and recreational facilities. Stowmarket also has a mainline rail link to London's Liverpool Street Station.

Nestled within the picturesque embrace of Battisford a charming semi-rural village, this characterful detached period home stands as a testament to centuries of history, believed to have roots reaching back to the 16th century. A substantial property that exudes an aura of timeless charm while seamlessly incorporating modern extensions and enhancements.

A detached period home in a delightful semi-rural village with generous grounds of approximately 0.78 acres.

Approaching the property, one is immediately struck by its serene setting and the panoramic views that stretch out before it. The home is a harmonious blend of old-world elegance and contemporary comforts, with original period features such as exposed timbers, brickwork, and magnificent inglenook fireplaces lending an air of authenticity.

Modern extensions seamlessly merge with the historic structure, adding additional living space and introducing features that complement the property's charm. A large living dining area beckons with floor-to-ceiling glass and bi-folding doors that open onto the sprawling gardens, inviting nature to become an integral part of daily life. A sunroom further enhances the interior space, offering panoramic views across the garden and surrounding countryside.

The master bedroom is a true sanctuary, boasting a stunning glass wall that provides uninterrupted views of the verdant garden and rolling fields beyond. It's a haven of tranquillity and natural beauty, allowing one to wake up to the sight of the changing seasons and the gentle play of sunlight on the landscape.

On the ground floor, the living accommodation is extensive and versatile. A large drawing room, further sitting room, and music room offer spaces for both relaxation and productivity. The modern kitchen, complete with a central island and integrated appliances, seamlessly flows into the open-plan dining/living room, creating an ideal space for entertaining or quiet family evenings by the fire. Completing the ground floor are a shower room and bathroom, adding convenience and comfort.

Ascending to the first floor via two separate staircases, you'll find five bedrooms, each offering a unique retreat. The principal suite is a standout feature with a walk-in wardrobe, and a feature window that frames the picturesque gardens and open farmland beyond. A family bathroom completes the upper level, providing modern amenities within the timeless elegance of this historic home.

In summary, this substantial detached village home is a rare blend of old-world charm and modern luxury. With its rich history, panoramic views, and extensive living space, it offers a unique opportunity to embrace the tranquillity of village life while enjoying the comforts of contemporary living.

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LOCAL AUTHORITY: Mid Suffolk District Council. Band F.

EPC RATING: TBC

BROADBAND & MOBILE: Please see our website and Ofcom.org.uk for further details.

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

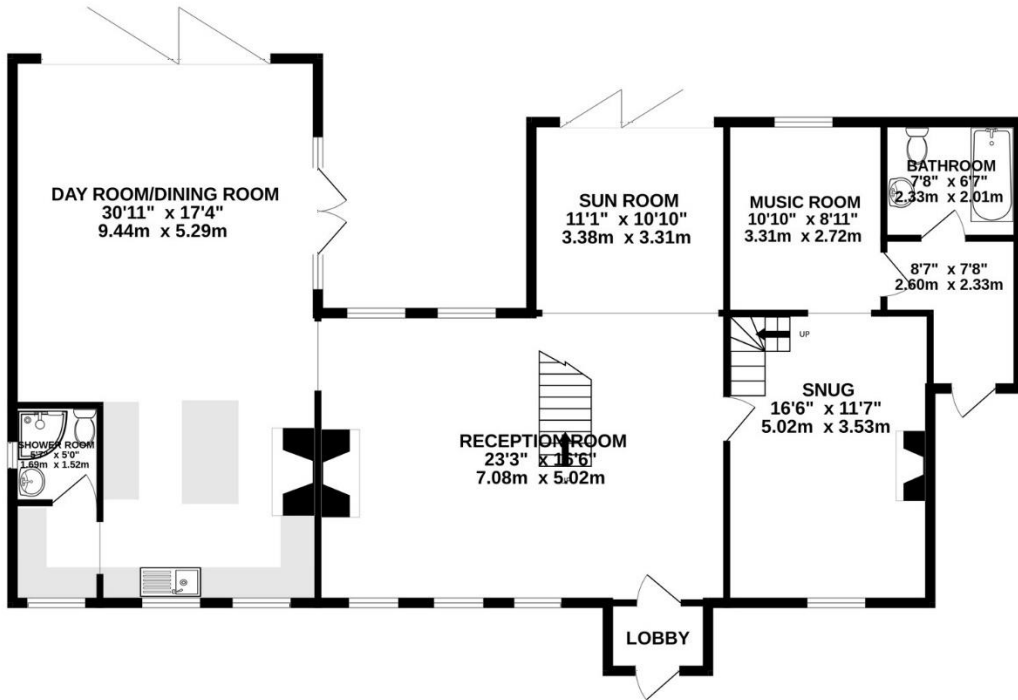
VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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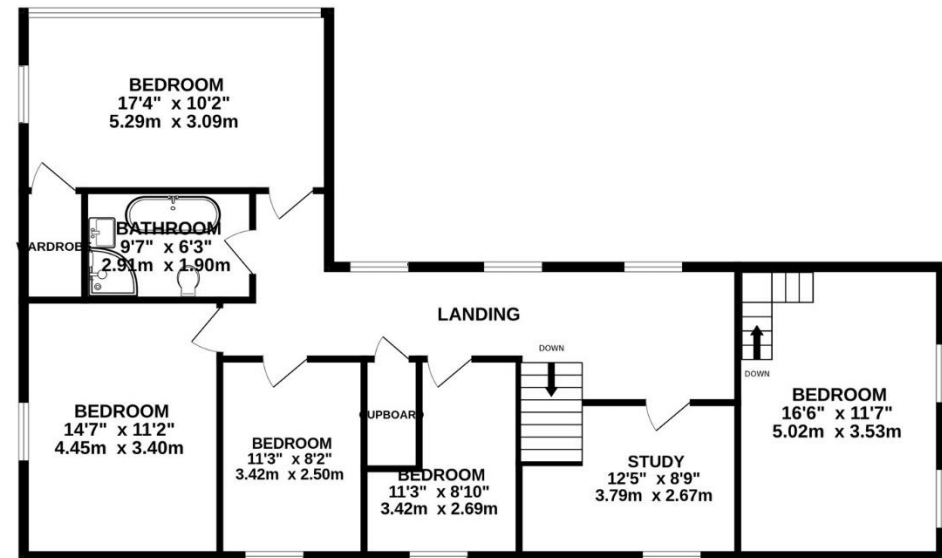


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GROUND FLOOR
1426 sq.ft. (132.5 sq.m.) approx.



1ST FLOOR
1111 sq.ft. (103.2 sq.m.) approx.



TOTAL FLOOR AREA : 2537 sq.ft. (235.7 sq.m.) approx.

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