



**Willow Cottage,
Bury Road, Hitcham**

**DAVID
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Willow Cottage, Bury Road, Hitcham, Suffolk, IP7 7PP

Hitcham is a popular village with village shop/post office, village hall and parish Church and surrounded by countryside providing some fine country walks. The well served historic village of Lavenham is 5 miles, the A14 trunk road providing access to the ports of Ipswich and Felixstowe and access to the Cathedral town of Bury St Edmunds can be joined at Stowmarket, the latter also providing a commuter rail service. The county towns of Ipswich and Colchester are 15 miles and 20 miles respectively.

Willow Cottage is a delightful Grade II Listed traditional thatched Suffolk cottage, set in a peaceful countryside location with 1.6 acres of enchanting cottage gardens and a wildflower meadow. This charming property, extended in 2002, now offers a generous 2,100 square feet of accommodation that seamlessly blends the characterful timber cottage with a modern contemporary addition, creating the perfect combination for modern lifestyles.

A superb Grade II Listed period home measuring over 2000 square feet and offering extensive, idyllic grounds which are believed to measure approximately 1.6 acres (sts).

Main House:

Upon entering Willow Cottage, you are welcomed by a spacious entrance hall with a rustic clay tiled floor that sets the scene for what is to come. This hall provides access to both the old and new sections of the building and features a picture window at the far end with attractive views of the rear garden.

Kitchen:

Fitted with a range of base units under a worktop, wall-mounted storage and display cabinets, and an integrated electric oven and microwave/combo oven. An inset sink and drainer sit beneath a window that offers views over the rear garden and the wildflower meadow beyond. The kitchen opens to an inner hallway with stairs to the first floor and a door to the boot room, which provides additional access to the garden.

Sitting Room:

Triple-aspect, showcasing a range of period features including exposed ceiling and wall beams and a delightful inglenook fireplace housing a log burner, with views across the front, rear, and side gardens.

Dining Room:

Part of the extension, this spacious room opens to the rear hallway, which features the second staircase, glazed doors opening to the rear garden, a shower room with a WC, shower cubicle, wash basin, and a utility room with plumbing.

The central staircase leads to the cottage's first floor, where you'll find two bedrooms and the family bathroom, both rich in period features, charm, and character. The principal bedroom has a door leading to an additional room currently used as storage but suitable as a third bedroom or dressing room. The second staircase leads to a first-floor sitting room with French doors opening to a balcony overlooking the meadow and another double bedroom.

The Barn:

Located in the meadow, the barn is a successful luxury contemporary holiday let. It offers open-plan accommodation, including a double bedroom, shower room, and a spacious kitchen/living/dining area. The barn has separate access and parking facilities, enabling it to function

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independently from the main house. The Holiday Let is heated by electric radiators.

Outside:

The property is approached via a gated gravel driveway that provides secure parking and leads to a covered carport with a generous log store and workshop.

Gardens:

Extending to approximately half an acre, the cottage gardens are beautifully designed with lawned areas bordered by mature trees, shrubs, and hedging. A rear patio area provides the perfect spot for al fresco dining. The formal gardens extend to the wildflower meadow, approximately 1 acre, surrounded by farmland, open countryside, and woodland. There is further separate parking, ideal for holiday guests.

Key Features:

- Grade II Listed Cottage: Traditional thatched roof with modern extensions.
- Spacious Accommodation: 2,100 square feet blending period charm with contemporary living.
- Luxury Holiday Let: Detached barn
- Extensive Gardens: 1.6 acres including cottage gardens and a wildflower meadow.
- Countryside Setting: Peaceful location surrounded by open countryside and woodland.

Willow Cottage offers a unique blend of historic charm and modern convenience, providing a tranquil retreat in the Suffolk countryside. Don't miss the opportunity to make this enchanting property your home.

LOCAL AUTHORITY: Mid Suffolk District Council. Band E.

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

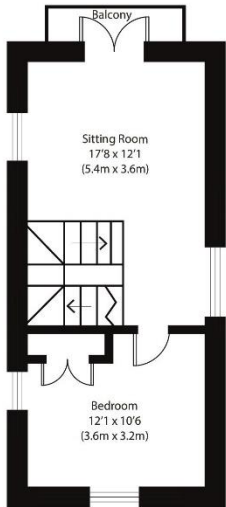
SERVICES: Mains water, private drainage via septic tank and treatment plant, and electricity are connected. Oil fired central heating to radiators. Water softener installed. NOTE: None of these services have been tested by the agent.

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

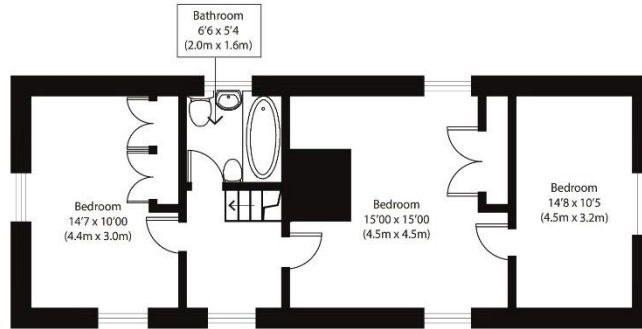
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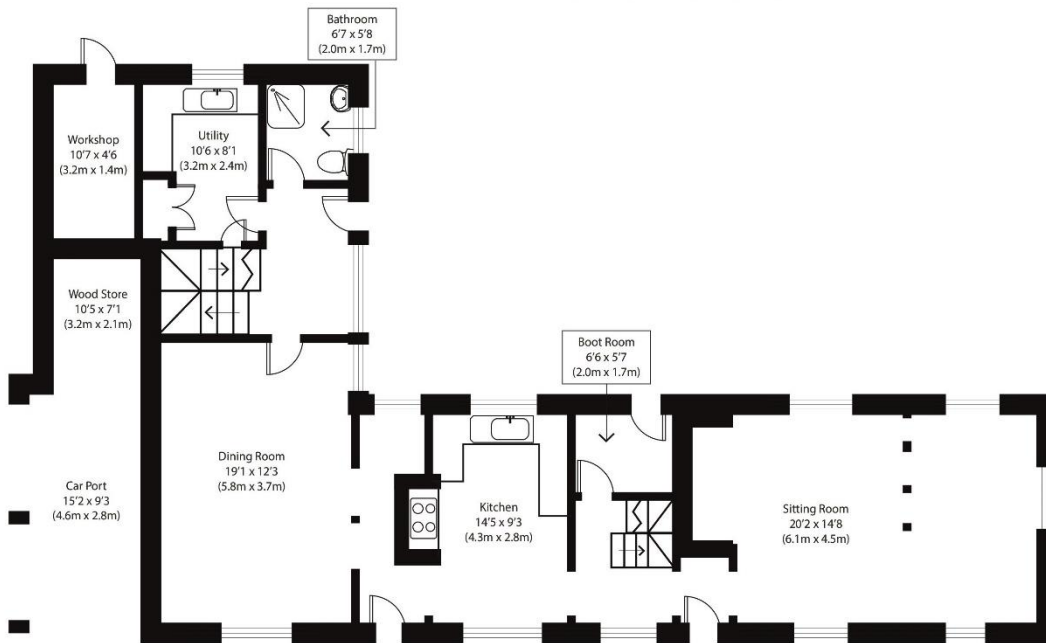
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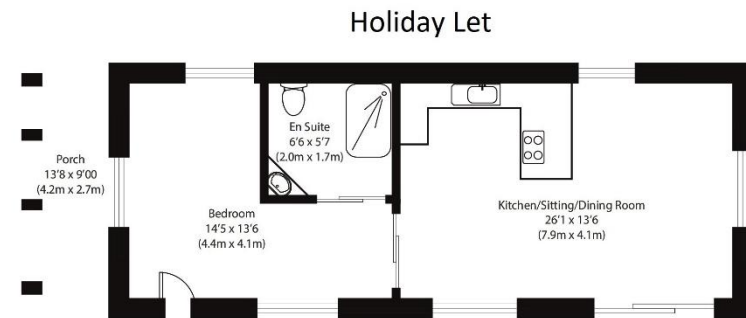
First Floor



First Floor Main House



Ground Floor



Approximate Gross Internal Area
 Main House 2165 sq ft (Excluding Car Port) (201 sq m)
 Holiday Let 560 sq ft (52 sq m)
 Total 2725 sq ft (253 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ajphoto.co.uk





