



Mid Cottage, Post Office Cottages North
Tannery Road | Combs | Suffolk | IP14 2EL

THREE STOREY LIVING



This pretty Grade II Listed cottage is conveniently located for all necessary amenities. The charming three-storey property features four bedrooms, a garage with an EV charging point, a secluded garden and a stunning, contemporary kitchen/breakfast room. The cottage retains a host of splendid period features, such as exposed beams and an inglenook fireplace, adding to its unique character and charm. This gorgeous home is well worth a visit for those seeking a blend of traditional character, modern ease of living, and convenient commuter links.



KEY FEATURES

- A Charming Grade II* Listed Property situated in the Village of Combs near Stowmarket
- Four Bedrooms spread over the First & Second Floors; First Floor Bathroom
- Kitchen/Breakfast Room with Separate Utility and Ground Floor WC
- Sitting/Dining Room with Inglenook Fireplace and Wood Burner
- Original Character with Exposed Brick and Beams, an Inglenook Fireplace with Bread Oven and Ledge and Brace Doors
- Pretty Enclosed Rear Garden with Pergola and Patio Area
- Useful Brick Built Outbuilding
- Front Garden with Raised Vegetable Beds
- Garage with Electric Vehicle Charging Point and Off Street Parking for Two Cars
- The Accommodation extends to 1,328sq.ft
- No EPC Required

There is much to love about this beautifully presented three-storey Grade II listed property. Externally, it's charming with cream render under red pantiles, pretty cottage windows, exquisitely carved woodwork, and a magnificent triple chimney stack. Internally the cottage is just as charismatic and fans of period features will appreciate the exposed timbers, cottage latch doors, striking inglenook fireplace, and touches of exposed brickwork that lend the home its distinctive character. However, if you've been hesitant about character properties due to notions of cramped, dark kitchens, this home will change your mind. A recently completed rear extension has transformed the space, adding a bright and inviting kitchen/breakfast room, utility room and WC. This modern upgrade allows the kitchen to serve as the central hub of the home, perfectly suited for 21st-century living.

Step Inside

Entering the property, you will find yourself in the open-plan sitting and dining area. This space is rich with period features, notably a prominent exposed brick inglenook fireplace with a classic wood-burning stove at its centre and the original bread oven to one side. To the walls and ceiling, exposed beams contrast with whitewashed walls creating a bright and inviting space in which to relax and entertain.





KEY FEATURES

Kitchen Dreams

In 2018, the current owners added a rear extension to the property, creating a fabulous kitchen/breakfast room. The room is bright and open, courtesy of the Velux windows and the three-pane cottage-style window that offers pretty views of the secluded garden. The kitchen is stylishly fitted with attractive sage green under-counter cabinets arranged in an L-shaped configuration. White quartz worktops further lift the room and provide useful prep space for your culinary undertakings. Further storage is provided by the larder cupboard and an integrated oven, induction hob and dishwasher complete this fantastic kitchen setup. Also created as part of this recent extension is a practical utility area and a ground-floor cloakroom - the latter of which features attractive half-wall wood panelling.

Exploring Upstairs

There are two spacious bedrooms on the first floor, both with practical fitted wardrobe storage. There is also a good-sized family bathroom with shower bath and screen, sink with pedestal cabinet and a heated towel rail that serve the bedrooms. This beautifully presented property includes a second floor in its layout. This floor features two good-sized bedrooms, offering a variety of configuration possibilities. If you need a quiet space to work from home, one of these spacious rooms would make an excellent office. Alternatively, a teenage family member might appreciate the privacy of having an entire level to themselves.

Agents Note

There is a small flying freehold on the first floor - there are two cupboards protruding into next door.

Step Outside

The pretty rear garden is secluded and private, with access from the kitchen/breakfast room straight onto a large patio area. The garden is set predominantly to lawn with well-stocked borders to either side. There is a useful brick built outbuilding with power and water connected, which could be used for a variety of activities. To the end of the garden is a garage with an electric vehicle charging point and space for off-street parking for two vehicles. The front garden has been put to good use, with raised vegetable beds providing the green-fingered with a supply of seasonal produce.

Agents Note

There is a pedestrian access for two neighbours across the front garden and down the path to the main road.

















INFORMATION



On The Doorstep

Combs is a peaceful village located south of the market town of Stowmarket. Nearby Combs Ford is well-served with a supermarket, GP surgery, selection of pubs and shops and a village primary school.

How Far Is It To?

Stowmarket, just 2 miles away, offers a good choice of amenities, including the John Peel Arts Centre, The Food Museum, bars, restaurants, cinema, supermarkets, DIY stores, hairdressers, a GP surgery, dentists, opticians, a sports centre and a high school. Stowmarket Station provides regular, direct train services to London Liverpool Street in 75 minutes and Norwich in 30 minutes. The cathedral town of Bury St Edmunds is located only 17 miles away. In addition to its fascinating history, this East Anglian gem is known as Suffolk's foodie capital with everything from award-winning fine dining to quality Suffolk home-cooked pub food. The town also offers a fantastic mix of independent shops and high street favourites as well as beautiful outdoor spaces and a thriving arts scene.

Directions

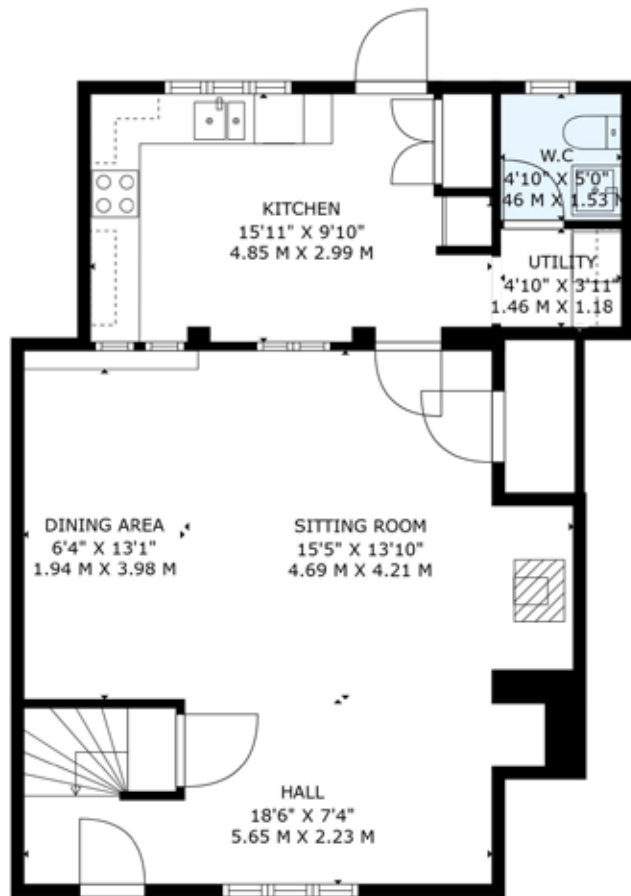
Proceed from Stowmarket towards the village of Combs. On the sharp right hand bend turn left into Tannery Road, park in the second layby on the right and you will see the property.

What Three Words Location

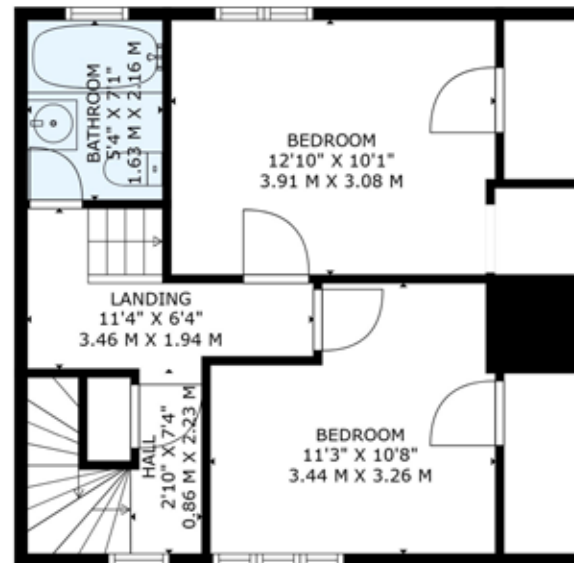
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...
[corded.riots.yield](https://www.threewords.com/)

Services, District Council and Tenure

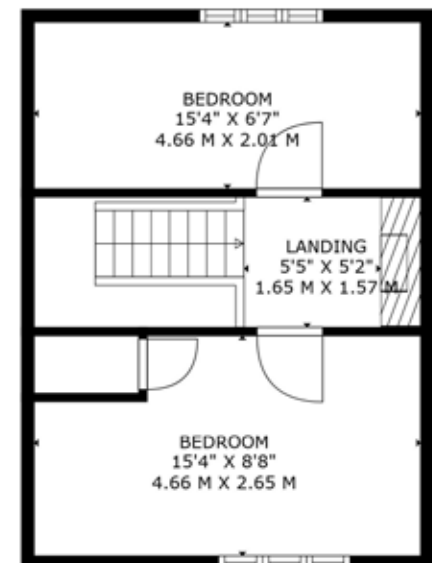
Modern Electric Panel Heaters, Mains Water, Mains Drainage
Broadband Available - vendors use BT
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
Mid Suffolk District Council - Tax Band B
Freehold



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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.



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Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

