



Hill Cottage  
The Knoll | Redlingfield | Suffolk | IP23 7QR

# TIMELESS COTTAGE CHARM



Imagine owning your own piece of medieval history!

This stunning, beautifully presented character cottage is sure to have a few stories to tell.

Built in the 15th century, this cherished family home is rich with character features throughout its rooms. Offering 3-4 bedrooms, a charming living room with an inglenook fireplace and woodburner and 0.3 acres of delightful gardens, this remarkable village home is ready to welcome a new owner to become part of its long-standing history.



# KEY FEATURES

- A Beautiful 15th Century Character Property situated in the Village of Redlingfield
- Three/Four Bedrooms; Bathroom
- Kitchen with Separate Utility and Ground Floor WC
- Three Receptions including Beautiful Living Room with Inglenook Fireplace and Wood Burner
- Updated with New Windows, Doors and Insulation
- A Beautiful Mature Garden with Large Patio Area extends to around 0.3 of an acre (stms)
- Parking for Multiple Vehicles
- The Accommodation extends to 1,667sq.ft
- Energy Rating: TBA - New EPC Required

You could not ask for a better example of a character cottage than this charming 15th century home. This delightful property features timber-framed construction beneath a pantiled roof, with rendered elevations and timber weatherboards at the rear. Quaint cottage-style windows enhance the character charm, making this beloved home look like it has been plucked from the pages of a history book. The owner explains that although the exact build date of the property is unknown, a visiting specialist in historic houses explained that the house was likely standing when Columbus discovered America - a testament to its structural integrity and a fascinating notion to ponder. Originally a single-floor hall house, the property later saw the addition of a first floor and a fireplace. Over time, the layout of the accommodation has also changed, evolving from one dwelling into two, then three separate dwellings, before ultimately reverting back to a single property.

## Step Inside

There are three spacious reception rooms to discover on the ground floor as you enter through the front door. To the left is a bright, adaptable room with many potential uses, a children's playroom perhaps? A second lounge? Or maybe a reading room. Stairs rise to the first floor from here, creating useful under-stairs storage space. On the opposite side of the hallway is the dining room, characterised by charming, exposed ceiling beams. The owner reveals that behind the fitted bookcase lies a brick fireplace, cleverly hidden from their adventurous cat, who had a penchant for scaling the chimney breast. The dining room connects to the kitchen as well as providing access to the living room, a space rich with the coveted traditional features typical of properties of this age. An exposed brick fireplace dominates the room, featuring a large inglenook with a hefty oak lintel and a wood burner set upon a brick hearth.





# KEY FEATURES

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## Country Kitchen

The kitchen and utility room run along the back of the cottage in a single-storey extension added sometime in the early 20th century. The kitchen features a collection of cottage-style under-counter wooden cabinets topped with wooden countertops. Open shelving provides space to display favourite cookbooks and treasured crockery. A stable door from the kitchen offers convenient access to the garden, while the adjoining utility room provides useful storage space. Also to the rear of the property, is an office/small bedroom and a useful ground floor cloakroom.

## Exploring Upstairs

There are three good-sized bedrooms to the first floor, each independently accessible from the landing. The largest bedroom benefits from practical fitted wardrobe space. The bright and cheerful L-shaped family bathroom includes a full-length bath with mixer tap and is decorated with wooden floorboards and decorative wood panelling.

## Step Outside

The property sits in a peaceful position along a quiet road, opposite the village green. Access to the cottage is through a low front gate between the hedgerows, where a footpath leads to the front door. There is parking for several vehicles to the front of the property. The stunning gardens have brought immense joy to the current owner, who has lovingly crafted a space that beautifully complements this wonderful home. At the front, a tall hedgerow provides privacy for the deep garden, which is primarily laid to lawn, interspersed with mature trees, box hedges and evergreen shrubs. Allocated portions of the lawn have been left uncut to promote biodiversity and allow wildflowers to flourish. A great deal of care and attention has also gone into the cultivation and maintenance of the back garden, where mature trees and pretty flowers and shrubs prosper. Box hedges carefully topiared into pleasing shapes are dotted throughout and pretty flowers such as lupins, bearded irises and other striking florals add delicate bursts of colour. Keen gardeners will delight in the small greenhouse that is remaining with the property and DIY enthusiasts will enjoy making the brick-built shed their own. With the necessary planning, the owner suggests that this could make great guest accommodation or office space - although power will need to be added.























# INFORMATION

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## On The Doorstep

The pretty village of Redlingfield is a friendly and active village, with many events and activities organised by the local community and hosted in neighbouring Horham Village Hall (2 miles). The village is home to a beautiful Anglo-Saxon church that is mentioned in the Domesday Book and is built almost entirely of red brick, an uncommon and striking choice for a church of this age and in this area.

## How Far Is It To?

Redlingfield is located 3 miles from the market town of Eye and approximately 6 miles south-east of Diss. Eye is steeped in history and boasts an array of local shops and facilities including two supermarkets, a butchers, a local bakery, several hairdressers, a hardware shop, a GP surgery, a gym and a chemist. There are also a selection of schools, including Hartismere School, which has been voted 'Outstanding' by Ofsted in consecutive reports. Debenham High School (also voted 'Outstanding' by Ofsted) is located only 7 miles away. The market town of Diss offers a good selection of shops and a weekly market in addition to a mainline station with direct services into London Liverpool Street (90 minutes) and Norwich (20 minutes).

## Directions

From Diss head south on the B1077 to Eye and carry on through on the Cranleigh Green Road to Redlingfield. The property is on your left.

## 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...  
[mealttime.design.variances](https://www.threewords.com/)

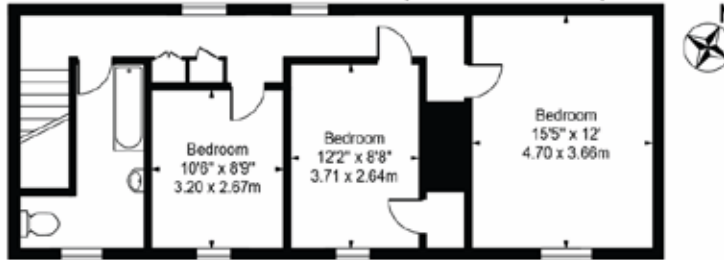
## Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Klargester  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check Mobile/Broadband Availability  
Mid Suffolk District Council - Tax Band E  
Freehold

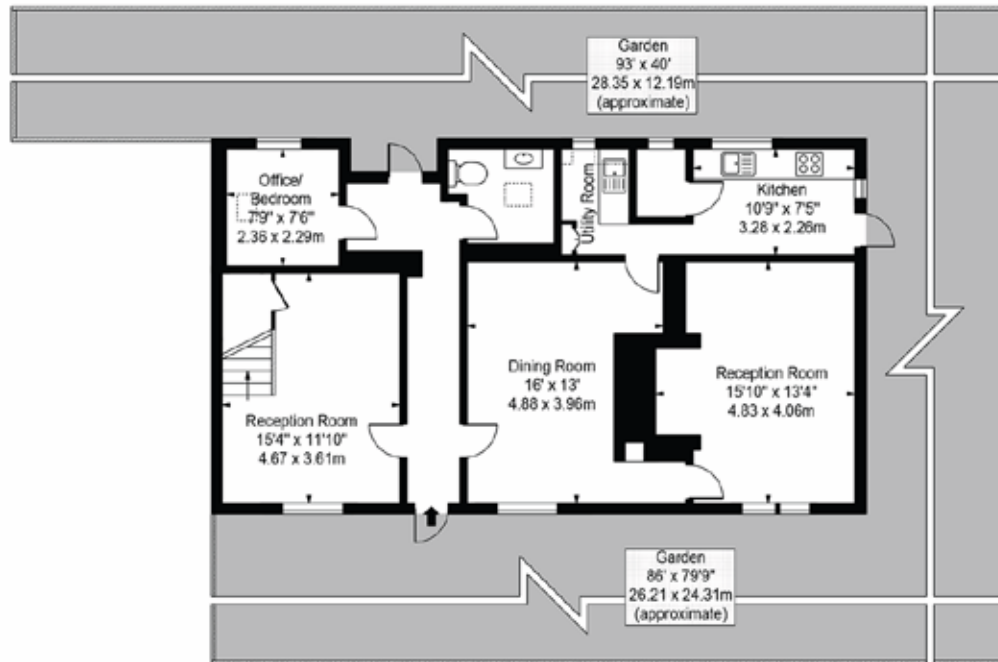


Hill Cottage, The Knoll,  
Redlingfield, Eye, Suffolk, IP23 7QR

Approx. Gross Internal Area 1667 Sq Ft - 154.87 Sq M



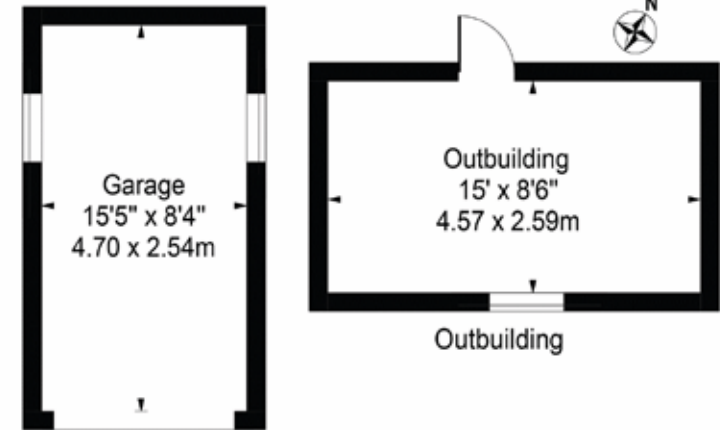
First Floor



Ground Floor  
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Approx. Gross Internal Area Of Garage 129 Sq Ft - 11.94 Sq M  
Approx. Gross Internal Area Of Outbuilding 127 Sq Ft - 11.84 Sq M



Garage

Outbuilding

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This property requires an Energy Performance Certificate, which is in the process of being done

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.



# FINE & COUNTRY

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THE FINE & COUNTRY  
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