



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

PASTORAL PARADISE



Bags of space, traditional features and an unlisted status – this property manages to hit the jackpot with all three. Add to that the peaceful location only 2.5 miles from the amenities of Stowmarket and you've struck property gold! This fantastic, detached period cottage offers five/six bedrooms, a fantastic kitchen breakfast room, snug and music room, as well as extensive gardens. With space to breathe and room to grow, there lots here to entice.



KEY FEATURES

- Wonderful Period Detached Home – Not Listed
- Beautifully Looked After by The Current Owners
- Set Well Back from The Road – Charming Quiet Location
- Six Comfortable Bedrooms or Five and A Useful Study
- First Floor Family Bathroom and Ground Floor Shower Room and Bathroom
- Superb Kitchen Breakfast Room
- Excellent Drawing Room
- Snug, Garden Room and Music Room
- Charming Gardens of Around 0.78 Of an Acre (stms)
- Thoroughly Recommended

Describing this expansive home as a cottage might be misleading. This property breaks away from the traditional notion of small, dimly lit rooms with low ceilings often associated with cottages. Built in 1575 as three cottages and once the village bakery, it has been expanded twice by the current owners to accommodate their growing family.

The outcome is a meticulously designed layout of ground-floor rooms, each offering remarkable flexibility of use. Retaining its traditional charm, the property features exposed beams, bread ovens and spacious open fireplaces throughout. The owners ensured that their additions harmonised with the original style, seamlessly integrating modern comforts like underfloor heating and remote-controlled showers.

The owner explains the work they have completed during their 11 years in the property, “In 2017, we added a two-storey rear extension, creating a spacious open-plan kitchen, dining and day room. This extension also facilitated the addition of a new bathroom, a sizeable bedroom and a walk-in wardrobe. We upgraded the boiler, installed central heating and incorporated new showers and underfloor heating in the bathrooms. Our second extension in 2019 added a stunning family room.”

Step Inside

The front porch opens into a spacious hallway with stairs leading to the first floor. Ahead is the snug/family room, part of the 2019 extension. This stunning room features a vaulted ceiling, beautiful herringbone wood floors and a bi-fold door that opens to the charming garden. Adjacent is a generous family room, showcasing lovely, exposed beams and a large brick inglenook with a woodburner.





KEY FEATURES

A staircase from this room provides additional access to the first floor. Toward the back of the property is a versatile room currently used as a music room. Like all rooms in this superb property, it offers plenty of flexibility. A ground-floor bathroom with a corner bath is also located on this side of the cottage. The current owner explains how this section of the cottage can be used as a self-contained annexe, with the music room still retaining the original plumbing from its past as a kitchen. This flexibility allows for a multi-generational living arrangement with a bedroom, bathroom, sitting room and a separate front door allowing independence.

On the other side of the hall is a fabulous sitting room featuring another striking inglenook fireplace and woodburner. This room is rich in character, with exposed timbers and brickwork, stone floors and a bread oven.

Dream Kitchen

The open-plan kitchen/dining area is an exceptional, luminous space. Remodelled in 2021, the kitchen was transformed with stylish grey units and elegant marble countertops. A large island was introduced, offering plentiful storage and a casual seating area. The striking aubergine-coloured Aga was re-enamelled and now enjoys pride of place within the chimney recess. Integrated appliances and a wine fridge were thoughtfully incorporated, catering to the needs of the modern chef. Furthering its charm, the room boasts exposed beams and intricate hand-crafted pargetting, depicting images of beehives and bees carved in original lime plaster. This beautiful decorative element was brought to life by the skilled pargetter, Bill Sargent, adding distinctive character with its artisanal craftsmanship.

The generous dining area features a dual aspect. Bi-fold doors seamlessly connect the space to the exquisite garden, perfect for effortless outdoor entertaining and dining. Completing the ground floor is a convenient cloakroom.

Exploring Upstairs

The first floor boasts five/six bedrooms, with the dual-aspect principal bedroom being a particular highlight. The room features a remarkable Apex window that frames beautiful views of the garden. A walk-in wardrobe/dressing room complements this space. Two further bedrooms also offer fitted wardrobes. Serving these rooms is a stunning family bathroom, complete with freestanding bath and corner shower.





























INFORMATION



Step Outside

The property enjoys a secluded position set back from the road. The owner notes, "The house is tucked away, hidden from view, surprising visitors with its size." Ample parking for 8-10 vehicles is provided. The large gardens, primarily lawned, are bounded by mature trees and shrubs. Outdoor hosting is made easy with electricity and lighting in both front and back areas. Furthermore, there are two outbuildings at the front and two at the back, all fitted with power and lighting.

On The Doorstep...

Battisford, a friendly village, is known for its thriving community centred around The Punchbowl Inn, a cherished community-run pub. Additionally, the village boasts a bustling village hall, pottery barn, playgroup and plenty of open spaces.

How Far Is It To...

The bustling market town of Stowmarket (2.5 miles) offers a good range of amenities including supermarkets, shops, restaurants, a sports centre, GP surgery and a cinema. Direct rail services into London (80 minutes) and Norwich (30 minutes) run regularly from the Stowmarket Station.

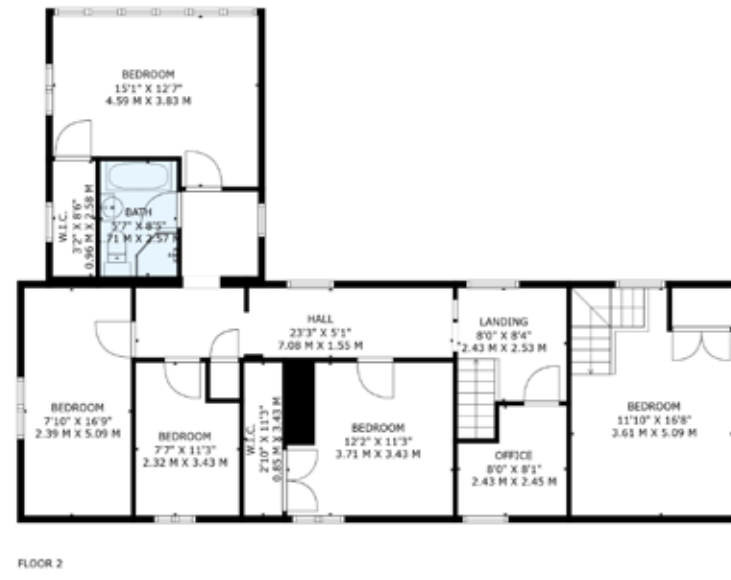
Needham Market (3 miles) is a historic town known for its quaint charm and rich heritage. The town dates back to the Middle Ages and features a mix of traditional timber-framed buildings alongside more modern amenities. A variety of shops, cafés and pubs offer visitors a chance to explore and relax. Nature enthusiasts can enjoy the local countryside, with scenic walks along the River Gipping and Needham Lake nature reserve.

Directions - 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... survivor.period.racetrack

Services, District Council and Tenure

Oil Fired Central Heating throughout & underfloor heating., Mains Water, Electricity & Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
South Norfolk District Council - Tax Band F
Freehold



TOTAL: 2339 sq. ft, 217 m2
 FLOOR 1: 1421 sq. ft, 132 m2, FLOOR 2: 918 sq. ft, 85 m2
 EXCLUDED AREAS: STORAGE: 31 sq. ft, 3 m2, PORCH: 29 sq. ft, 3 m2, LOW CEILING: 251 sq. ft, 23 m2
 All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcqp.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
81-91	B		
69-81	C		
55-68	D		
39-54	E		
21-39	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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