



Highways
Wilby | Eye | Suffolk | IP21 5LS

FINE & COUNTRY

COSY COTTAGE HIDEAWAY



If you are seeking a cosy country cottage to call home then look no further. This superb period home features four bedrooms, a lovely sitting room, a formal dining room and a fitted kitchen / breakfast room. Keen gardeners will enjoy making the well-stocked plot their own and those looking to be part of a friendly community will relish the opportunity to get stuck into village life.



KEY FEATURES

- Pretty Period Cottage
- Rural But Not Remote Location
- Wonderful Farmland Views
- Four Bedrooms
- Family Bathroom
- Lovely Sitting Room
- Formal Dining Room
- Fitted Kitchen Breakfast Room
- Utility Room, Garden Room and Cloakroom
- Charming Gardens and Garage

This pretty period home meets all the expectations of a country cottage. Externally, the property has kerbside charm with a symmetrical façade featuring cream elevations beneath a red pantiled roof, a centrally positioned chimney and an open-porched front door. Inside, you'll find exposed beams, a cottage-style kitchen and open fireplaces with cosy woodburning stoves. The delightful cottage garden is equally charming, offering an abundantly planted plot bursting with year-round colour. While there is definitely room here to make your mark, the essentials are in place and ready to welcome you.

Step Inside

The exact age of the property is unknown, but the current owner suggests that the oldest part of the house probably dates to the late 1800s with numerous later additions. The cottage opens into a central hallway, leading to the living room on the right and the dining room on the left. The interconnected rooms create a circular flow through the house, returning you to your starting point in the hallway. The sitting room is a bright, double-aspect room with exposed beams and a charming woodburning stove. From here, stairs rise to the first floor of the property.

The spacious dining room on the opposite side of the hallway is filled with personality and features character beams and a large inglenook fireplace with a second woodburner. This room also benefits from a double aspect which bathes the room in natural light. Adjacent to the dining room is a generously sized kitchen. While currently arranged as separate rooms, there is potential to open the two spaces and create a large open-plan kitchen/diner and family room (subject to planning).





KEY FEATURES

The kitchen boasts a range of pine cabinets along three walls and provides lots of storage and counter top space. If the current units aren't to your taste, there's lots of scope to personalise the space. A simple update with new fascias or a fresh coat of paint and new worktops is an affordable improvement. The kitchen includes an integrated dishwasher and fridge and an electric double oven with an induction hob can be included in the sale. A door from the kitchen leads to a practical utility room, where matching units allows for extra storage.

A hallway extends from the kitchen, passing a ground floor cloakroom and leading into a charming garden room. This lovely space provides a delightful spot to sit, relax, and enjoy views of the beautiful garden. A second entrance hall is located next to the garden room, allowing you to choose your preferred entry into the cottage. From this entrance, you have convenient internal access to the integral garage.

Exploring Upstairs

There are four bedrooms and a family bathroom on the first floor. Enjoying breathtaking views of the surrounding farmland, the principal bedroom is light and spacious with triple aspect windows. The room includes a fitted double wardrobe, walk-in storage cupboard and a sink - a nostalgic touch from another era that remains useful for washing before bed. The room also boasts a striking wrought iron feature fireplace with a wooden surround. The family bathroom has been predominantly tiled and fitted with a large walk-in shower cubicle.

Step Outside

To the front of the property, the driveway provides parking for several cars as well as access to the attached single garage.

The beautiful cottage garden has been laid predominantly to lawn and is packed full of mature shrubs and perennials. If you love gardening, there is plenty to get stuck into here and little need to stock up on plants. Pretty acers and traditional roses contribute to the year-round colour. The garden also features a small pond with waterfall, a greenhouse for nurturing your young plants and two handy storage sheds. A patio area next to the pond provides a charming spot for garden furniture. "The garden is fully enclosed and completely private; it's truly lovely," explains the current owner of this fantastic outdoor space. Beyond the garden, an endless expanse of farmland stretches into the distance.





















INFORMATION



On The Doorstep...

Wilby is an active and friendly village with a thriving social calendar. The village has a church, primary school and village hall which hosts a range of events including pizza evenings, fundraisers and WI meetings. The closest shops can be found in neighbouring Laxfield (4.5 miles) and Stradbroke (1.8 miles). Stradbroke has a Swim & Fitness Centre and a Drs Surgery.

How Far Is It To...

The quaint market town of Eye (8 miles), is a historical treasure surrounded by Suffolk's scenic countryside. Its rich past is showcased in the well-preserved Eye Castle, dating back to the Norman conquest in 1066, now open for exploration. Eye boasts a vibrant community with various amenities, including supermarkets, a butcher, pubs, bakeries, and more. It also offers recreational facilities like a gym, sports fields, and footpaths, perfect for exploring the area. The market town of Diss (12 miles) 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

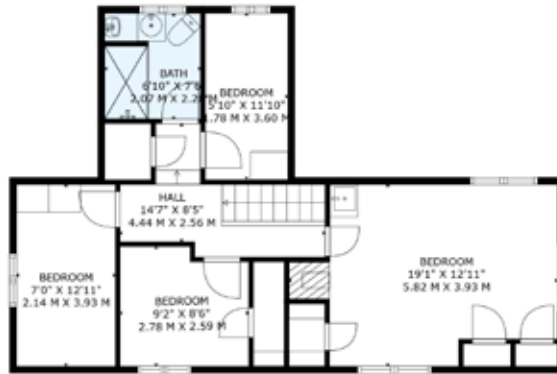
Proceed from the market town of Diss along the A143 on an easterly direction and take a right-hand turn at the Billingford windmill by The Horse Shoes public house. Follow the road to the T junction - take a left-hand turn and follow the road into the village of Stradbroke. At the T junction by the village church take a right-hand turn and first right. Follow the road for around 2.4 miles into the village of Wilby. Pass the village primary school and the property will be found on the left-hand side.

What Three Words Location

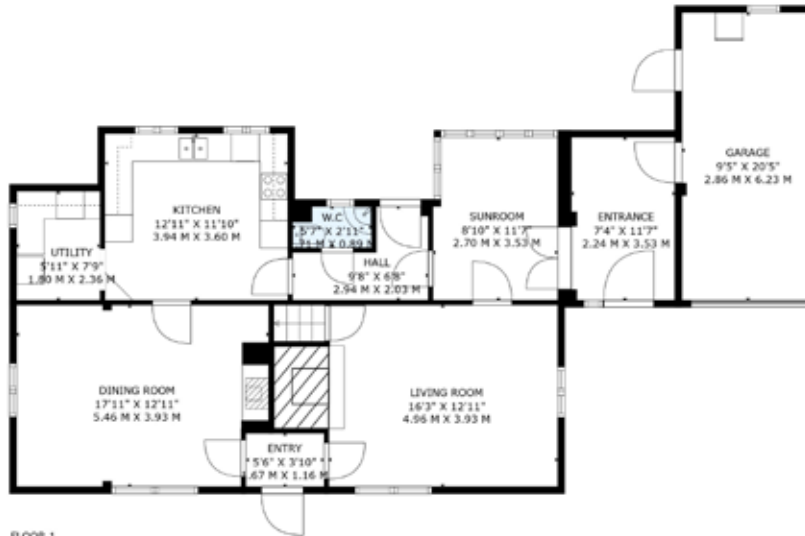
Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///whiplash.waltzes.melt](http://whiplash.waltzes.melt)

Services, District Council and Tenure

Oil Fired Central Heating, Mains Water & Electricity, Private 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
Mid Suffolk District Council - Tax Band D



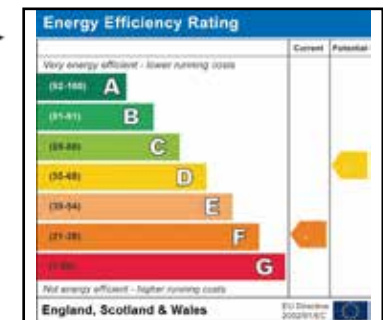
FLOOR 2



FLOOR 1

TOTAL: 1595 sq. ft, 149 m2
 FLOOR 1: 975 sq. ft, 91 m2, FLOOR 2: 620 sq. ft, 58 m2
 EXCLUDED AREAS: GARAGE: 192 sq. ft, 18 m2, LOW CEILING: 34 sq. ft, 3 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



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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