



DAVID
BURR

Willow Cottage
Rattlesden, Suffolk



Willow Cottage, Lower Road, Rattlesden, Suffolk, IP30 0RD

Rattlesden is a popular village with the delightful St Nicholas church, primary and pre-school, two public houses, a sports pavilion, post office/village store and a variety of clubs. The Cathedral town of Bury St Edmunds is approximately 8 miles and Stowmarket approximately 4.5 miles both having an excellent range of schooling, shopping, recreational and cultural facilities and the latter having a mainline rail link to London Liverpool Street. Cambridge is approximately 33 miles and Ipswich approximately 19 miles.

Tucked away in the heart of this highly sought-after Suffolk village, Willow Cottage offers a rare opportunity to enjoy tranquil village life while being just a short distance from local amenities. The cottage, set within a picturesque rural setting, benefits from nearby shops, pubs, and services, making it an ideal home for those who appreciate both peace and convenience.

Willow Cottage retains a wealth of period features throughout, including exposed timbers, studwork, and fireplaces. While offering historic charm, the cottage does require a degree of modernisation and updating, allowing the new owner to put their personal stamp on this unique and character-filled home in one of Suffolk's most desirable villages. NO ONWARD CHAIN.

A charming two-bedroom Grade II Listed detached thatched cottage tucked away towards the centre of this highly sought after Suffolk village and with no onward chain.

SITTING ROOM: Upon entering, the sitting room instantly showcases the cottage's period charm. The room is adorned with exposed timber beams and authentic studwork, evoking a warm and inviting atmosphere. A brick fireplace with inset wood burner set upon a tiled hearth further enhances the sense of history and provides a central focal point for the space. Offering front aspect. Staircase rising to the first floor.

DINING ROOM: A character-filled room featuring an Aga set against an exposed brick and timber wall, complemented by exposed beams and tiled flooring. The room has a window allowing views of the garden, making this space a perfect blend of traditional cottage warmth and comfort.

KITCHEN: The kitchen is fitted with base units under wooden worktops that incorporates a butler style sink unit with mixer tap and offers a practical space for cooking, while retaining its traditional character. There is potential

here for modernisation to bring the space in line with more contemporary tastes, allowing new owners to update the fittings while maintaining the room's cottage charm. Spaces for cooker, fridge/freezer and washing machine. The layout is functional and offers room for personalisation to create a kitchen that balances modern needs with period aesthetics.

BATHROOM: The bathroom is fitted with a panelled bath, wall hung wash hand basin and a WC. This room too offers the potential for further updating. It serves its purpose well but could be enhanced to provide a more modern touch, making the space more efficient and visually appealing.

First floor

LANDING: A welcoming area giving access to;

MASTER BEDROOM: The master bedroom is a spacious, characterful

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room that mirrors the charm found throughout the rest of the cottage. With its exposed beams and delightful outlook, it provides a serene retreat. Offering front aspect of the garden. Built in storage cupboard.

BEDROOM 2: The second bedroom is ideal for use as a guest room or study. Like the rest of the cottage, it features exposed timbers and a sense of period authenticity. Though compact, it is a versatile room that also presents the chance for updating to better suit individual preferences, ensuring a comfortable and functional space for future use.

Outside

The property enjoys an enclosed garden that provides a private outdoor retreat. The garden offers potential for further landscaping or updates to suit contemporary tastes. Additionally, the property benefits from off-street parking and a **DETACHED GARAGE**, valuable features in such a charming setting.

SERVICES: Mains water, drainage, and electricity are connected. Electric heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council – Band C

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

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

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