



Haven Cottage  
Occold, Eye | Suffolk | IP23 7PN

# A COTTAGE IN THE COUNTRY



Set in the active country village of Occold, with field views, yet still accessible to road and rail links this country cottage has lots to offer. This attractive home is so much more than a cottage – with country style but room for all the family, the current owners were drawn by its potential and location. They have modernised throughout the property to facilitate two office spaces and two sitting rooms with open plan kitchen/dining making this a versatile house with multiple uses for its rooms.



# KEY FEATURES

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- Wonderful four bed detached home
- Large and social kitchen diner
- Large living room with woodburner
- Separate snug and office
- Garage, plus parking for multiple vehicles & EV Charging Point
- Fantastic downstairs shower room
- Lovely rear garden with patio, vegetable garden and lawn
- A sought after village location
- Excellent country walks from your doorstep
- A short drive from the London train links and amenities of Diss

Bought in 2018 home is pleasing to the eye from the moment you see it from the 20mph country road. The current owners have put their own stamp on this home replacing, refurbishing and modernising varying aspects to create a family home for all to enjoy. Kitchen dance parties, fun summer barbecues plus plenty of options for cosying in winter to compliment the two working from home spaces and the cottage really does offer something for everyone.

## Step Inside

Stepping inside the porch to the right takes you to a quiet, well-proportioned sitting room with cosy wood burner. Oak flooring and doors add to the comfortable atmosphere and this good-sized space has room for all the family to gather. To the left is the substantial dining room, open planned with the kitchen and leading to a home office and a family room with access to the rear gardens. The great flow continues with utility room which has a practical door to the side garden plus a ground floor shower room, ideal for coming in from country walks or muddy paws.

## Upgraded and Improved

When the current owners moved in, they already had plans of how this pretty cottage could be improved to fulfil a family home vision. They replaced the garage pedestrian door and window, upgraded the stunning ground floor shower room and refurbished the upstairs family bathroom. They created a study and replaced windows, the boiler and radiators. The cottage now boasts a pressurised water system too so no issues bathing children, or taking a leisurely soak in the deep tub, whilst someone else uses the luxury shower room! The cottage retains a warm, welcoming country feel but now has far less maintenance for the next owners.





Handwritten text on the chalkboard wall, including a calendar and notes.

2023	Jan	Feb	Mar	Apr	May	Jun
2023	Jan	Feb	Mar	Apr	May	Jun
2023	Jan	Feb	Mar	Apr	May	Jun



# KEY FEATURES

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## Practical Pleasure

This pretty home is a practical place too – the kitchen has beautiful wooden worktops and oak doors to give a workable yet welcoming feel. With Rangemaster and butler sink this has a real country kitchen atmosphere and being open plan with the dining room makes cooking a pleasure. Whether a family meal or a more formal supper the chef can chat to guests easily – the dining area has a table seating 10 people and even has room for a sofa. This is the favourite room of the house, and the open planned space has seen Christmas and birthday celebrations ending up with dancing in this lovely area. The well-planned utility room has been fitted in the same style as kitchen giving pleasing aesthetics and flow. A quirky under the stair's pantry adds to the individuality of Haven Cottage, a lovely use of space. This house offers so much having two sitting rooms - whether for professional couples that enjoy peace and quiet, for retirement to socialise with friends or for families with young children or teens - the extra family room is so useful and could even be a gym, or a ground floor bedroom. The separate sitting room is the go-to place for snuggling in winter with its gorgeous wood burner. Both sitting rooms have doors to the gardens so you can chase the sun or shade and always find a spot for peace and quiet.



## Exploring Upstairs

The light airy landing leads to a tasteful master bedroom with built in wardrobes and wonderful tranquil field views. Two ample double bedrooms are found along the landing, one used as an office/music room, plus a further single bedroom, perfect for nursery or office/hobby space. The chic family bathroom completes the upstairs and has a wonderful deep bathtub,

## Step Outside

With garage and plenty of off-road parking this house is welcoming from the outset. The gardens have multiple seating areas, one covered too to enjoy the outside whatever the weather. With field views and yet an enclosed safe garden this house is perfect for families with dogs or young children – or perhaps keen gardeners wanting to keep the rabbits and deer away from planting. The veggie patch is an added bonus and the family have had a lot of fun “growing their own”. There is even a wild flower garden here, known currently as The Fairy Garden, and looks stunning in Spring with the splash of colours and different species of flower.





























# INFORMATION

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## How Far Is It To?

The Occold village primary school feeds into sought-after Hartismere High School in nearby Eye, just a couple of minutes away by car. Eye is a pretty market town, home to Eye Castle, plenty of cafes, independent shops and supermarket. Diss, with supermarkets, and mainline train station, is not more than a quarter of an hour. From here, trains run regularly between London Liverpool Street taking around 90 minutes and Norwich about 20 minutes journey.

## Directions

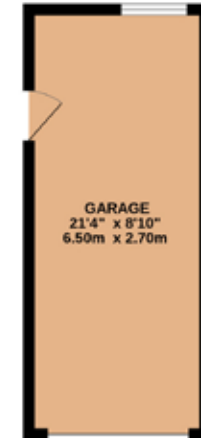
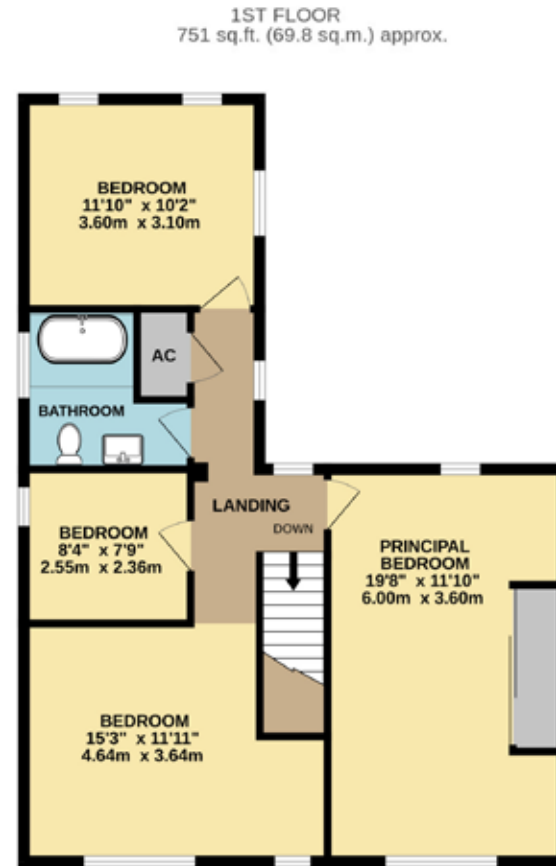
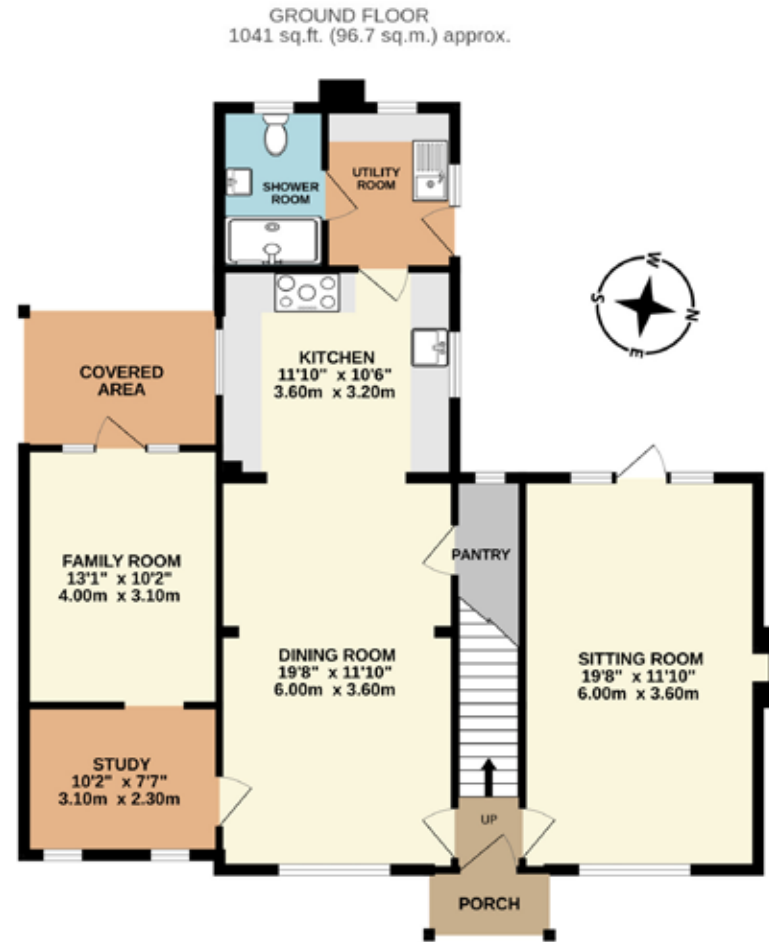
From Diss head south on the B1077 through Eye and continue down to Occold. Head through the village and the property is on the right just as you are leaving the village.

## 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... <http://geology.splits.obliging>

## Services, District Council and Tenure

Oil Fired Central Heating, Mains Electricity, Water and Drainage  
Broadband Available - fibre to cabinet broadband 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  
Mid Suffolk District Council - Tax Band D  
TenureFreehold



TOTAL FLOOR AREA : 1981 sq.ft. (184.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Energy efficient - lower energy costs	A		
B			
C			75
D		61	
E			
F			
Not energy efficient - higher energy costs	G		

England & Wales  
EU Directive 2002/91/EC  
www.ehcu.gov.uk

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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