



Brook Cottage | 92 High Street | Bildeston | Suffolk | IP7 7EB

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TOWN & VILLAGE
 PROPERTIES

Brook Cottage, 92 High Street, Bildeston, Suffolk, IP7 7EB

“A spacious & characterful yet unlisted detached residence, set in a tucked away position just a stone’s throw from Bildeston’s wide range of amenities & benefiting from flexible family living (courtesy of a ground floor bedroom suite), as well as extensive off-road parking & two private garden areas.”

Description

A striking, characterful yet unlisted detached residence, standing in a tucked away position set well back from the main road yet within the heart of the village, and therefore just a stone’s throw from Bildeston’s wide range of amenities.

Notable features include extensive off-road parking as well as two private garden areas and the opportunity for flexible living, courtesy of ground floor bedroom accommodation, as well as potential for additional income stream.

About the Area

Bildeston is a thriving village set in the heart of the picturesque Suffolk countryside and close to the medieval Wool Towns including historic Lavenham. There is a small village store with post office, cycle shop, health care centre, hairdressers, sports field, village hall, church, primary school, bus service to various larger towns, two public houses and the renowned Bildeston Crown Hotel which was a former 15th Century coaching inn. Railway stations can be found at Stowmarket and Ipswich, both of which have a mainline connection to London’s Liverpool Street Station.

The accommodation in more detail comprises:

Front door to:

Entrance Hall

A welcoming light and airy entrance with stairs rising to the first floor and doors to:

Dining Room/Garden Room Approx 20’6 x 12’4 (6.25m x 3.77m)

A magnificent space with built-in shelving, spotlights, sash window to front aspect. Feature electric coal effect fire. Door to understairs storage cupboard. Open plan to garden room – a more recent addition to the property benefitting from double aspect windows to either side as well as bi-fold doors to the rear opening onto the terrace. Skylights, spotlights and tiled flooring with underfloor heating.

Kitchen/Breakfast room Approx 12’11 x 12’ (3.93m x 3.67m)

Fitted with a matching range of well-appointed wall and base units with worktops over and inset with one and a half bowl sink with single drainer and chrome mixer tap. Integrated appliances include dishwasher, AEG oven and grill with four ring induction hob as well as extractor over. The kitchen also incorporates a breakfast bar, sash window to front aspect and feature inset with worktop and storage below. Door to:



Utility Room Approx 12’8 x 9’9 (3.85m x 2.97m)

Housing the oil-fired boiler and with tiled flooring, sash window to front aspect, personnel door to side opening onto terrace, cloaks hanging space and also housing the fuse board. Two doors, the former of which with steps up to:

Sitting Room Approx 25’8 x 11’10 (7.38m x 3.60m)

Substantial and ideal for a variety of uses and displaying delightful views of the rear gardens courtesy of two windows to side aspect as well as two additional skylights. Built-in shelving, partly tiled flooring and door to:

Ground Floor Shower Room

White suite comprising w.c., hand wash basin with storage below and tiled shower cubicle. Space for white goods, skylight and tiled flooring.

The second door from the utility steps down into the:

Inner Hall

Forming the first part of a ground floor double bedroom suite with sash window to front aspect, spotlights and doors to:

Bedroom Approx 14’6 x 9’8 (4.42m x 2.94m)

Double room with French doors to the rear as well as windows to either side facing the rear overlooking the secondary, predominantly shingled garden area, two skylights and spotlights.

Bathroom Approx

Also accessed from the inner hall with white suite comprising w.c., hand wash basin with storage below, panelled P-shaped bath with shower attachment, tiled walls, spotlights, skylights and extractor.

First Floor Landing

Housing the electric meters. Two windows to rear aspect. Doors to:

Master Bedroom Approx 15’6 x 15’3 (4.72m x 4.64m)

An outstanding double room with spotlights, access to loft, two windows to front aspect incorporating space for a dressing table.

Bedroom Two Approx 12’11 x 11’10 (3.93m x 3.60m)

Another double room with window to front aspect.

Bedroom Three Approx 10’8 x 8’ (3.25m x 2.45m)

With window to front aspect.

Family Bathroom

White suite comprising w.c., hand wash basin with storage below, panelled bath with shower attachment, tiled walls, frosted window to side aspect, spotlights, extractor and tiled flooring.

Outside

Brook Cottage stands in an enviable position set well back from the main High Street and is approached over a shared access road, which in turn leads to a private drive behind an attractive red brick wall. The parking area is



predominantly gravelled and in turn leads to a side gate to two distinct private garden areas. The northern garden incorporates a substantial timber storage shed and houses the oil tank, and the southern garden is predominantly lawned with a terrace abutting the rear of the property. The boundaries are defined for the most part by an attractive brick wall.

Awaiting EPC

Local Authority
Babergh District Council

Council Tax Band - E

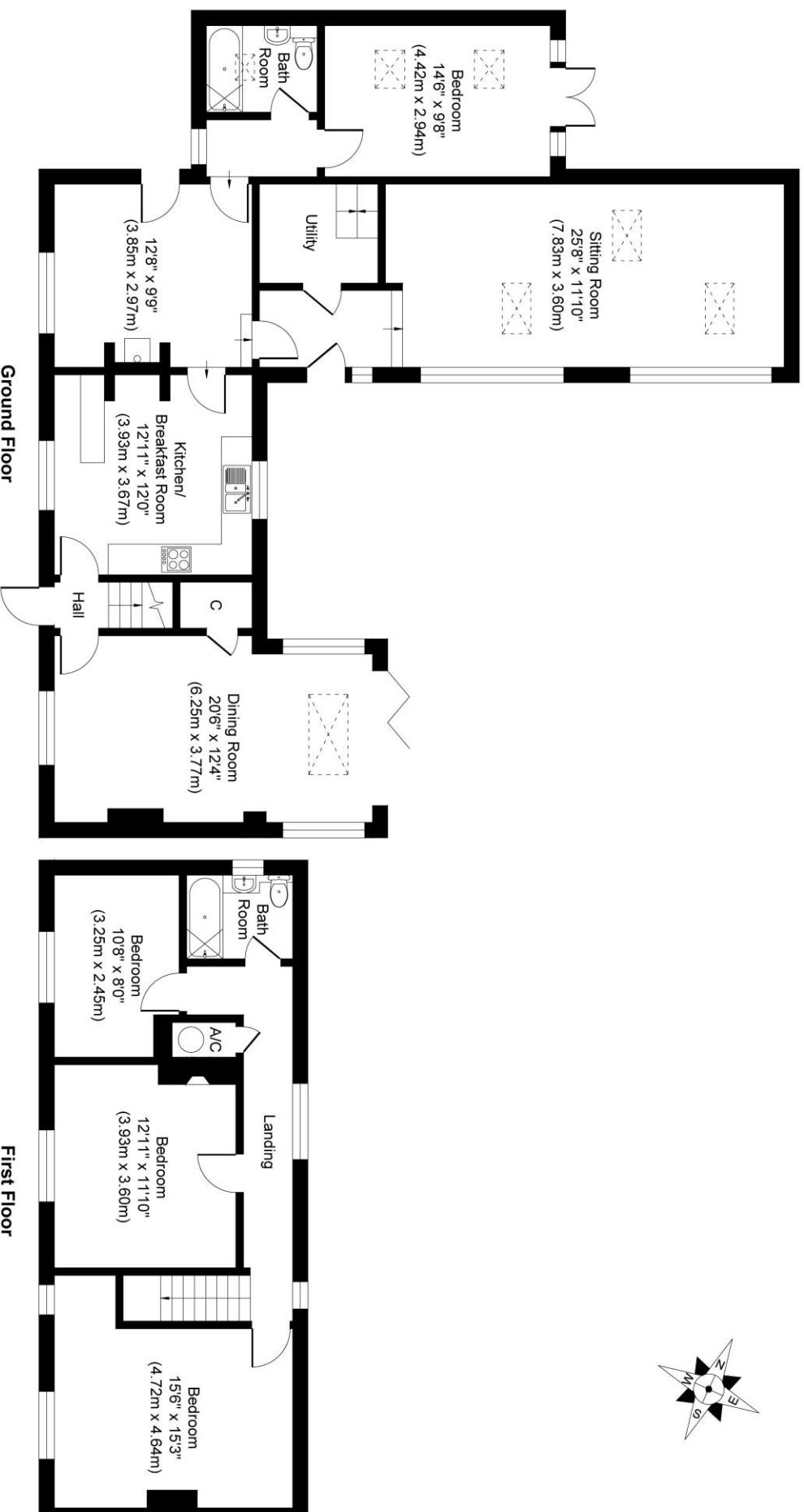
Services
Mains water, drainage and electricity. Oil fired heating.

AML
We are now obligated by law to carry out Anti-Money Laundering checks on any new clients we work with. This additional due diligence, on top of our usual identification checks, requires additional third-party platforms to carry out this inspection, subsequently incurring additional costs. For this reason, we now need to charge a nominal fee of £12.50 plus VAT as a contribution towards this. The same will be charged to any prospective buyers and sellers alike.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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