



The Old Convent
Kettlebaston, Suffolk

**DAVID
BURR**



The Old Convent, Kettlebaston, Ipswich, Suffolk, IP7 7QA

Kettlebaston is a hidden gem of a village standing between the famous wool town of Lavenham 5 miles and Hitcham 2 miles, both providing a range of shops, restaurants, public houses and other facilities. There is a strong community spirit, wonderful countryside walks and a commuter rail link and access to the A14 in Stowmarket 8½ miles. Ipswich is 17½ miles and Hadleigh 8 miles.

A quintessential ‘chocolate box’ four-bedroom (three en-suite) Grade II listed thatched cottage, The Old Convent is believed to date from the 17th century. Extending to over 2,200 sq ft, the property seamlessly blends period character with practical modern living. The main residence retains a wealth of original features, including exposed timbers and studwork, inglenook fireplaces, and Suffolk latch doors, while a sympathetic two-storey rear extension provides additional living space, perfectly suited to a contemporary family lifestyle. Adjacent to the main house is a self-contained annexe, comprising a bedroom and living space, offering the potential for independent use as a full-time rental, holiday let, or ancillary accommodation, subject to planning consents.

A Charming Grade II Listed Thatched Cottage with Annexe in the picturesque Suffolk village of Kettlebaston.

Accommodation & Character

The Old Convent exudes period charm throughout, with a range of reception areas designed for both formal and informal living. Traditional fireplaces, exposed ceiling beams, and studwork create a warm and inviting atmosphere, while the kitchen has been thoughtfully fitted with matching wall and base units, integrated appliances, and a dual-aspect layout that allows natural light to flood the space. The accommodation is exceptionally versatile, providing generous space for family life, entertaining, and quiet retreats.

The four bedrooms, three of which are en-suite, are generously proportioned and retain the character of the property, complemented by a family bathroom. The annexe offers a self-contained space with living, kitchen, bedroom, and wet room facilities, providing additional flexibility for guests, rental income, or extended family living.

Outside Space

Set within approximately 0.2 acres, the property benefits from an in-and-

out driveway with parking for multiple vehicles and a tandem-length garage. The west-facing gardens are particularly striking, featuring mature trees, established hedging, flower borders, a timber-framed greenhouse, and an external store. From the gardens, uninterrupted views stretch across gently undulating paddocks, creating a peaceful and private setting.

Key Features:

- Grade II listed four-bedroom (three en-suite) thatched cottage
- Over 2,475 sq ft of versatile accommodation combining period charm with practical family living
- Sympathetic two-storey rear extension
- Self-contained one-bedroom annexe, ideal for rental, holiday let, or ancillary use
- Elevated semi-rural position with panoramic farmland views

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- Mature west-facing gardens with greenhouse and external store
- In-and-out driveway with parking for up multiple vehicles
- Tandem-length garage
- Close to local amenities, schools, and market towns

SERVICES: Mains water and electricity are connected. Private drainage. Oil-fired heating to radiators. Economy 7 heating in annexe. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **VIEWING:** Strictly by prior appointment only through

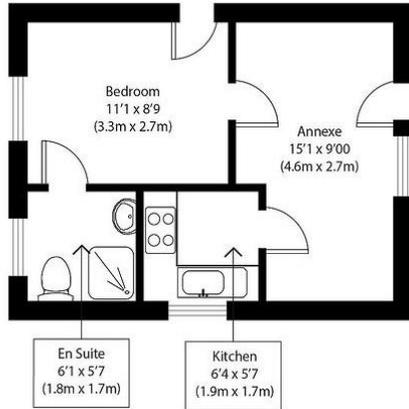
BROADBAND & MOBILE: Please see our website and Ofcom.org.uk for further details.

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

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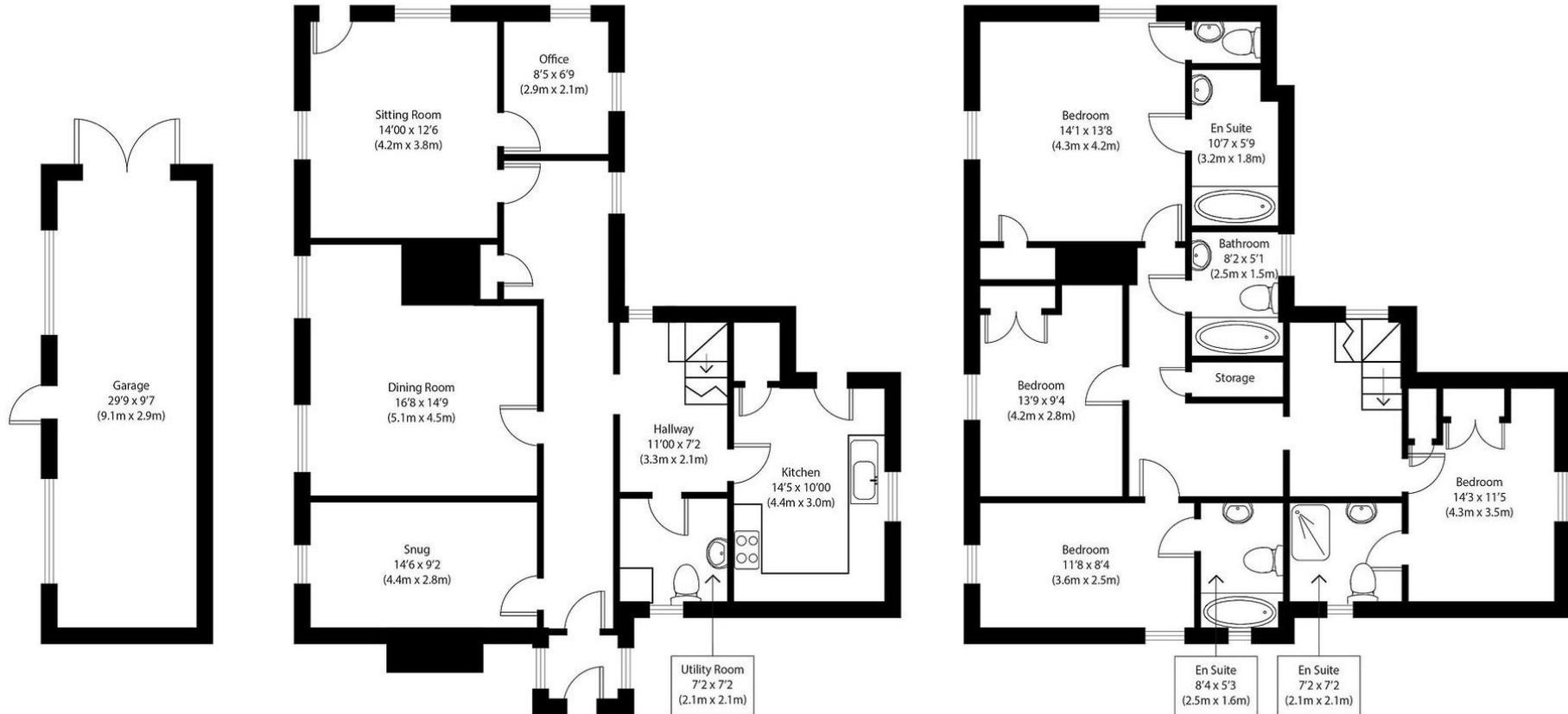


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Approximate Gross Internal Area
Main House 2220 sq ft (206 sq m)
Outbuildings 600 sq ft (58 sq m)
Total 2820 sq ft (262 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



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