



THE  
**LARK**  
PARTNERSHIP



Nedging Tye | Suffolk

# A Quintessential Suffolk Cottage...

This charming and beautifully preserved Grade II listed home is believed to date from the 15th century. Set within a peaceful rural setting, the property perfectly balances period character with a sense of warmth and liveability, offering a rare opportunity to acquire a truly unspoilt piece of Suffolk countryside.

Internally, the cottage is rich in original features, with exposed beams throughout and a striking central fireplace complete with a wood-burning stove, creating a wonderfully cosy focal point to the sitting room. Thoughtful decorative touches, including painted beams, enhance the sense of light and space, while French doors open directly onto the garden, allowing for a seamless connection between indoors and out.

The dining room provides an inviting setting for both everyday living and more formal occasions, with its charming proportions and soft, ambient atmosphere. A later addition to the property has created a practical rear hallway with useful storage, alongside a well-appointed ground floor bathroom featuring underfloor heating. The kitchen is both characterful and functional, fitted with solid wood cabinetry, integrated appliances and slate flooring, complemented by a Velux window and views over the garden.





## Location...

The cottage sits within a plot of approximately 0.21 acres, with a particularly attractive and well-established garden. A shingled terrace provides an ideal space for outdoor dining, while a ground level wildlife pond and mature hedging enhance both the charm and privacy of the setting. The garden enjoys sunlight throughout the day, with a variety of trees offering both sun and shade.

Backing onto open fields and woodland on three sides, the property benefits from a remarkable sense of seclusion, with an abundance of local wildlife frequently seen in the surrounding landscape. The garden is not overlooked, further adding to the peaceful and private atmosphere.

To the front, there is ample off-road parking for several vehicles, along with a double carport with power connected. A useful external store provides additional space, also benefitting from power and lighting. Gated pedestrian access can be found to both sides of the property.

Situated in a predominantly rural position, the cottage remains well connected to a number of highly regarded Suffolk villages and towns. The nearby village of Bildeston (approximately 1.7 miles) offers a range of everyday amenities, including a Post Office/general store, doctor's surgery, primary school and well-regarded public houses, notably The Crown Hotel & Restaurant.

Further afield, the historic market towns of Hadleigh (6 miles) and Lavenham (7 miles) provide an excellent selection of shops, restaurants and cultural attractions. For commuters, Needham Market (5 miles) offers regular rail services to London Liverpool Street, with journey times of approximately 90 minutes, while the county town of Ipswich lies within a comfortable driving distance.



## Full Of Character...

Upstairs, the first floor offers three bedrooms, including two comfortable doubles and a versatile single room, ideal as a study, dressing room or potential bathroom, subject to the necessary consents. The principal bedroom enjoys a peaceful outlook to the rear, while the additional bedrooms overlook the surrounding countryside.



## Key Information:

### LOCAL SCHOOLS:

- Bildeston Primary School, 1.69 miles away- Rated Good
- Ringshall Primary School- 2.22 Miles away- Rated Good
- Whatfield Church of England Primary School- 2.3 Miles Away- Rated Good
- Elmsett Church of England Primary School - 3 Miles - Rated Good
- Hadleigh High School - 6.2 Miles - Rated Good
- PRIVATE- Old Buckenham Hall School, 4.3 Miles away

### LOCAL AUTHORITY:

Babergh District Council  
Council Tax Band D

### TENURE:

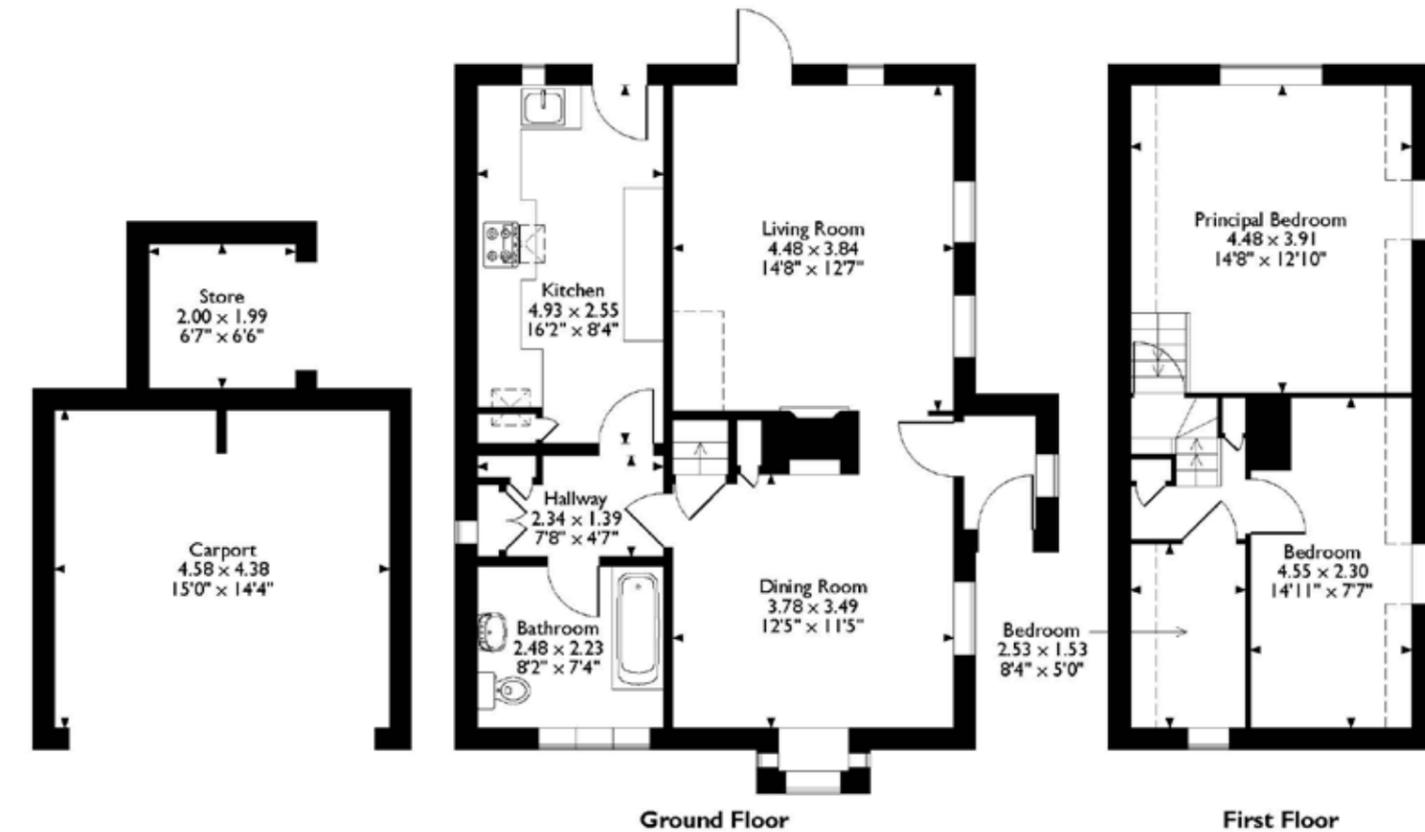
Freehold

### SERVICES:

Heating Type	Oil
Electricity	Mains
Water	Mains
Sewerage	Treatment Plant



Approximate Gross Internal Area  
Main House = 89 Sq M/963 Sq Ft  
Outside Store = 4 Sq M/43 Sq Ft



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