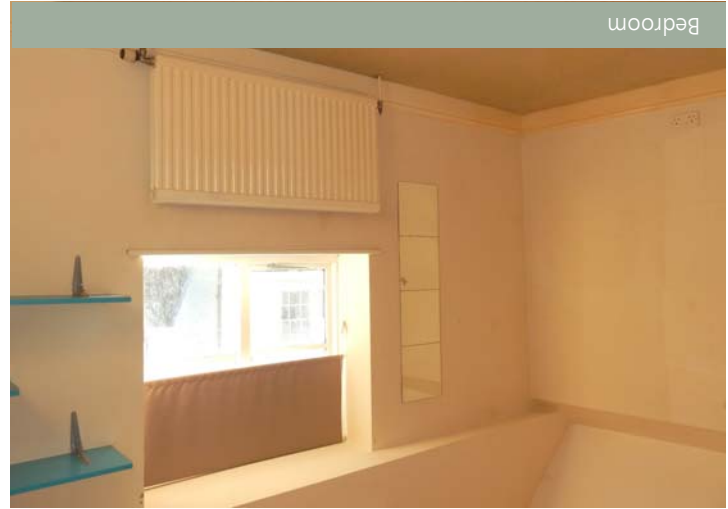


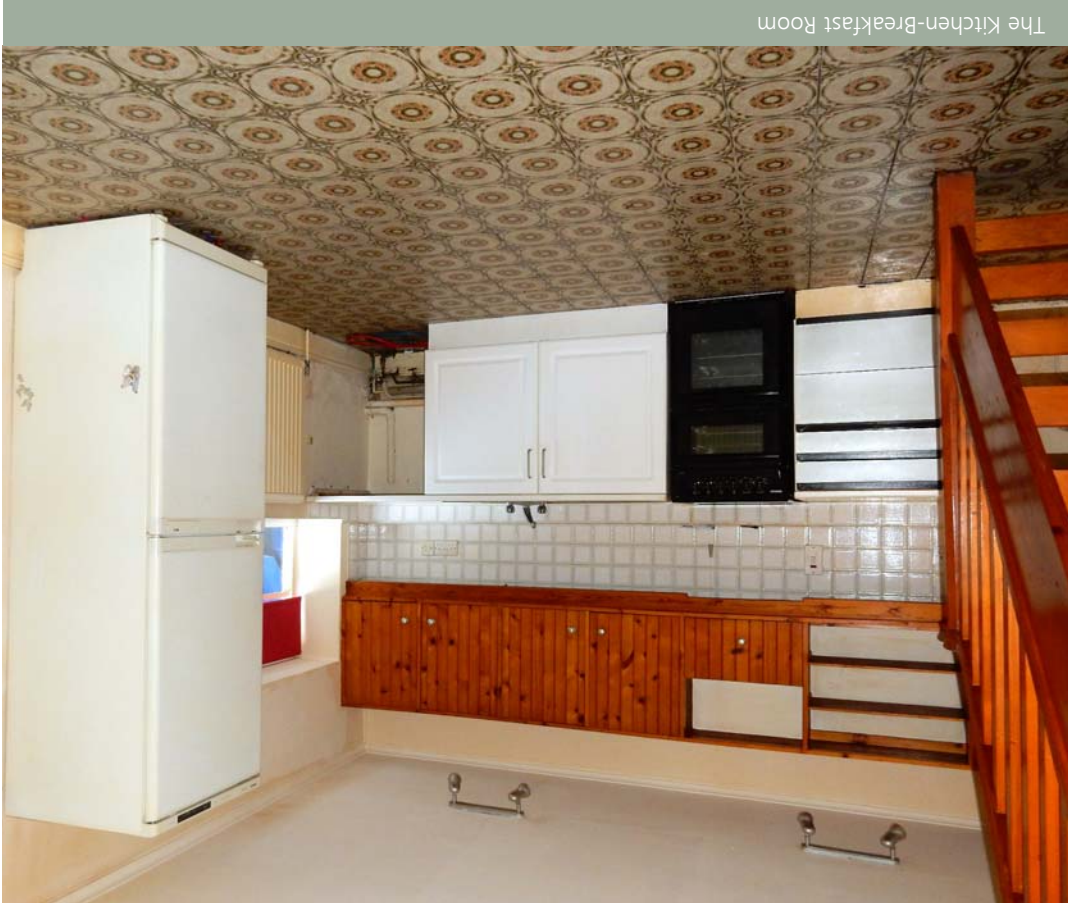
Bedroom



The Garden



Bedroom



The Kitchen-Breakfast Room



The Living Room





# CABUL COTTAGE

4 BREDFIELD STREET WOODBRIDGE SUFFOLK IP12 4NH

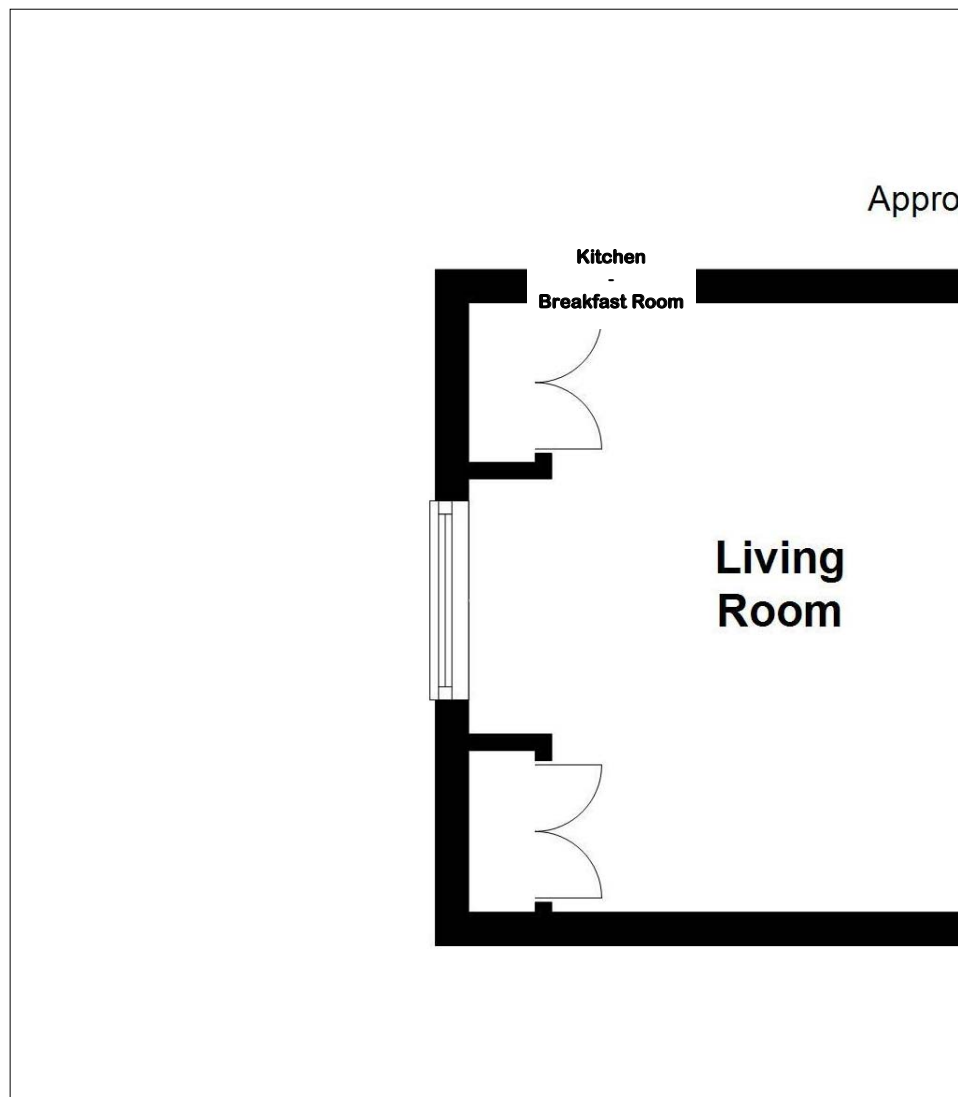
An unusual period Grade II listed cottage of highly individual character  
in a special tucked away position

Offers in the region of £350,000

Cabul Cottage is listed as a Grade II building of special architectural or historic interest, the listing referring to it as being the stable building of Burkitt House. Cabul Cottage is attached to the garage belonging to Burkitt House and is approached by a gothic shaped pedestrian gate which opens into the garden of the property which is sheltered by tall brick and flint walls. The majority of the house is hidden from view with the exception of the gable end to Bredfield Street which is in brick and flint with arched brick edged panels adding to the interest. The accommodation is simply laid out with a Living

Room and Kitchen-Breakfast Room on the ground floor with an open riser staircase leading to the first floor Landing from where the two Bedrooms and Bathroom are reached. The position, only a short distance from The Market Hill, is of special appeal while the centre of the town and the railway station are within walking distance. Woodbridge has very good facilities for its size including a variety of independent retailers trading alongside the national names, a variety of restaurants, two hotels as well as highly regarded schools for students of all ages. The natural focal point of the town

is provided by the River Deben, a stretch of tidal water which is much enjoyed by those who sail and row with the river running beside the Historic Tide Mill which is close to the Quay and Marinas. There are good opportunities to play sport in the surrounding district with a number of clubs catering for a variety of interests. There are golf courses, both inland and on the coast, at Aldeburgh and Thorpeness and further north at Southwold. Cabul Cottage would be equally suitable as a permanent or week-end home and provides the following accommodation.



A glazed front door opens into

## THE KITCHEN-BREAKFAST ROOM

about 15ft 2ins by 11ft 11ins average with a stainless steel sink set in the worktop with drawers and cupboards below, plumbing connections for a washing machine and space for a dryer at the opposite end. Radiator with thermostat, roller blind to the window, spotlights and wall mounted heating thermostat. An opening from the Kitchen-Breakfast Room gives access to

## THE LIVING ROOM

about 12ft 11ins by 11ft 7ins with a wide window overlooking the garden at the rear with seat below flanked by built-in bookcases with shelves to the upper parts and cupboards below. Aerial lead-in, two radiators, one with a thermostat, wall light and tiled floor.

The open riser staircase leads from the Kitchen-Breakfast Room to the Landing with fitted carpet, trap door to the roof space, roof light and doors to

## BEDROOM 1

about 11ft 8ins by 10ft 6ins with a casement window, radiator with thermostat, aerial lead-in, fitted carpet, built-in

wardrobe and adjoining built-in cupboard housing the preinsulated hot water cylinder with shelving and a Viessmann gas boiler to one side.

## BEDROOM 2

about 12ft 1ins by 9ft 7ins with a roller blind to the casement window, radiator with thermostat, shelves to one wall, built-in wardrobe and fitted carpet.

## THE BATHROOM

fitted with a panelled bath with shower screen, pedestal basin with tiled splashback, shelf, mirror and shaver socket above, WC, radiator with thermostat, tile patterned flooring and roof light.

## THE SERVICES

Mains water, gas, electricity and drainage. Heating and hot water from the Viessmann gas boiler. Telephone points. Aerial lead-in.

## THE GARDEN

the approach is by a gothic arched pedestrian gate from Bredfield Street which opens on to the sheltered garden enclosed by tall brick and flint walls with a brick edged border along one side adjoining a wide paved path with a

patio area at the end of the property. The garden is ideal for container gardening.

## IMPORTANT NOTE

The services, equipment, apparatus and appliances have not been tested. Prospective purchasers must satisfy themselves either by inspection or preferably by seeking advice from suitably qualified people to the efficiency, condition, fitness for purpose of the equipment, fixed apparatus, appliances or services.

## COUNCIL TAX

Band D

## TENURE

Freehold with VACANT POSSESSION on completion of the purchase.

## VIEWING

Strictly by prior appointment with the Agents please.

## REFERENCE

J 12614 200217