A pretty, Grade II listed cottage with numerous outbuildings and grounds extending to just under 4 acres, situated in a standalone location 2 miles from Eye.

Hallway, boot room, kitchen/dining room, sitting room, utility/shower room, bathroom and study/bedroom three. Two first floor bedrooms, one with an en-suite cloakroom. Extensive parking, garaging, workshop, games room/store, field shelter and former chicken building. Gardens and mature grounds of 3.9 acres.
Location
Whilst located in a rural position within the parish of Stoke Ash, historically the property was deemed to be within Braiseworth. Just a mile and a half away is the village of Thorndon, which is home to a primary school, village hall, All Saints Church, a community shop and The Black Horse public house. Just over half a mile away at Stoke Ash is the popular dining pub, The White Horse, and approximately 2 miles away is the Thornham Estate. This includes over 12 miles of walks, known as Thornham Walks, a café, restaurant, children’s play area, a walled garden and some fishing lakes.

Just 2 miles from the property is the historic town of Eye which provides a range of independent local shops, as well as two Co-ops and a newsagent. There are various eateries, including a chocolaterie and The Queen’s Head public house. There are also two Chinese takeaways, a pizza takeaway restaurant and a fish & chip shop. The town boasts a motte and bailey castle, a library, bakery, hairdresser, art studios, antique shops, fabric shop, pharmacy, delicatessen, butchers, handyman and medical centre, as well as Hartismere Hospital, St Peter & St Paul’s CEVAP Primary School, and Hartismere High School. There is also a community centre, playing field and a network of public footpaths.

There are further facilities in Diss, which is approximately 8 miles from the property. Diss has direct rail services to both Norwich (17 minutes) and London’s Liverpool Street station (1 hour 20 minutes), and also offers Tesco, Aldi, Morrisons supermarkets, as well as further schooling, restaurants and shops and services. The A140 lies to the west and links to the county’s dual carriageway network, as well as Norwich and the county town of Ipswich. Ipswich is approximately 18 miles to the south and Norwich is approximately 28 miles to the north.

Description
Coppins Cottage is a Grade II listed dwelling, with the original timber-framed cottage believed to date from the seventeenth century. It has rendered elevations under a pantile roof. In the early 1990s an excellent extension was added creating a new kitchen and dining room. This is of brick and block construction with weather boarded elevations, again under a pantile roof. Internally, the cottage extends to 1,300 sq ft. It benefits from a sitting room with inglenook fire and wood burning stove, the kitchen/dining room, bathroom, shower/utility room, study/bedroom three and a boot room. On the first floor is a double bedroom with en-suite cloakroom and a single bedroom. The cottage stands in a delightful standalone position and benefits from grounds extending to 3.9 acres. These have been used for chickens in the past, but more recently for equestrian purposes. There is extensive parking, garaging, a store/games room and a former chicken building. In addition is a field shelter, greenhouses and a potting shed.

The Accommodation

The Cottage

Ground Floor
A stable-style door to the side of the property provides access to the

Boot Room 7’6 x 5’9 (2.29m x 1.75m)
Timber-framed and polycarbonate roof. Pamment tiled flooring. Door to a shelved cupboard with north facing window. Stable-style door to the

Hallway
Tiled flooring. Front door to the exterior. Exposed timbers and fitted shelving. Stairs to the first floor landing. Doors lead off to the kitchen/dining room, utility/shower room, bathroom, study/bedroom three and the

Sitting Room 15’ x 15’ (4.57m x 4.57m)
A heavily timbered room with north and east facing windows. Internal window to the boot room. Inglenook fireplace with bressummer beam above, which is home to a wood burning stove on a brick hearth. This is flanked on one side by a former bread oven. Exposed beams and studwork. Radiator with cover. Wall light points.
Kitchen/Dining Room 21'8 x 12'9 (6.60m x 3.89m)
The kitchen area has north and west facing windows overlooking the driveway, gardens and grounds. Internal window to the boot room. Low level wall units with integrated electric oven. Work surface with four-ring ceramic hob and two and a half bowl stainless steel sink with mixer taps above. Rayburn stove that also serves the hot water and central heating system. Shelved pantry. Hatch to boarded loft space with pull-down loft ladder. Recessed spotlighting. Tiled flooring that leads through to the dining area. This has a west facing window and south facing French doors flanked on both sides by windows which open up to the gardens with the land beyond. Radiator. Tiled flooring. Wall light points. Exposed timbers.
From the hallway, further doors open to the

**Utility/Shower Room 8'5 x 7' (2.57m x 2.13m)**
Comprising stainless steel sink with drainers and shelved recess below with space and plumbing for a washing machine. Shower unit. Fitted shelving. Radiator. South facing window. Hatch to roof space.

**Study/Bedroom Three 10’ x 7’4 (3.05m x 2.24m)**
A study or ground floor bedroom with exposed timbers and fitted shelving. East facing window. Radiator.

**Bathroom**
Comprising bath with shower attachment and glazed screen. WC and hand wash basin. Exposed timbers. South facing window. Ladder-style chrome towel radiator.

The stairs in the ground floor hallway lead up to the

**First Floor**

**Landing**
South facing window with views over the garden and land beyond. Exposed timbers. Hatch to roof space. Built-in cupboard. Radiator. Doors lead to the two first floor bedrooms.

**Bedroom One 14’7 x 14’ (4.45m x 4.27m)**
A double bedroom with east facing dormer window to the front of the cottage and west facing Velux window. Exposed timbers. Radiator. Blocked brick fireplace. Built-in airing cupboard with lagged hot water cylinder and slatted shelving. A door opens to an
En-suite Cloakroom
WC and hand wash basin.  North facing window.  Exposed beams and brick chimney breast.

Bedroom Two 11’ x 8’5 (3.35m x 2.57m)
A single bedroom with east facing dormer window.  Exposed timbers and fitted shelf.

Outside
The property is approached off a small country lane via a tarmac drive which provides extensive parking.  From here, there is access to the numerous outbuildings that include a garage with an up-an-over door to the front measuring 19’3 x 11’5 with wood store to one side and greenhouse to the rear, a cart lodge of 15’7 x 11’9, an adjoining workshop 18’7 x 11’9, and also a games room/store of 23’8 x 15’7.  This room has windows to the rear and double doors to the front.  In addition is a former chicken shed measuring approximately 31’ x 15’7.

Abutting the cottage itself are the gardens which include an extensive vegetable/fruit bed, as well as lawn with flowerbeds.  To the south and west of the cottage are brick paved patios.  Adjacent to this is a potting shed and workshop that adjoin the cottage itself.  In addition is a further greenhouse and garden shed.

A gate provides access to the meadow.  Whilst laid to grass, this has mature and maturing trees including a copse.  In addition is a pond.  To one side of the meadow is a field shelter.  In total, the grounds extend to approximately 3.9 acres.
Viewing  Strictly by appointment with the agent.

Services  Mains water and electricity.  Private drainage system.  Oil-fired central heating system served by the Rayburn stove.

Council Tax  Band C; £1,515.46 payable per annum 2019/2020.

Local Authority  Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067.

NOTE
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April 2019
Directions
Heading south from Diss on the A140, bypass Eye and when approaching Stoke Ash White Horse turn left where signposted to Thorndon. Take the second lane on the left and then take the next left where Coppins Cottage will be found on the left.

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