



**FINE & COUNTRY**

Shortings Farm Cottage

Bildeston Road | Offton | Ipswich | Suffolk | IP8 4RS

Guide Price: £725,000 Freehold

# SHORTINGS FARM COTTAGE

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A large mature plot extends to approximately 1 acre and enfolds this delightful 4/5 bedroomed period cottage. Therefore, this is a rare opportunity to acquire a characterful detached chocolate-box cottage built in the circa 17<sup>th</sup> century. The property is located very well within its plot and the plot abuts undulating countryside with panoramic views over open farmland and beyond.

The mature gardens incorporate large patio areas, lawn suntraps interspersed with mature shrubs and trees to the front of the property.



# Key Features

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- Seldom available - charming thatched chocolate-box cottage
  - Sits proudly in its 1-acre plot abutting open countryside
  - A wealth of exposed original timbers to the majority of the rooms
  - Original Suffolk red brick fire place/oak bressummer - extending to the first floor
  - Oil-fired central heating and some secondary double glazing
  - Cedar wood detached office within secluded mature grounds
  - Lots of on-site parking / double garage / 2 car ports
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## Accommodation

Outside courtesy light to canopy porch to solid oak door through to the entrance lobby.

## Entrance Lobby

Brick flooring, window to either side and solid door through to the dining room.

## Dining Room

With large open red brick fire place with oak bressummer. Inset wood burner with tiled hearth, exposed timbers to the walls and ceilings, dual aspect windows, double radiators, two pairs of wall lights, spotlight over fireplace (exposed brick work), internet connection. Connecting Suffolk latched doors to the kitchen and rear lobby and open plan fully carpeted stairs to first floor with storage cupboard under housing electric, fuse box, shelving and fully lit.

## Living Room

Dual aspect windows, open fire place with oak bressummer and brick hearth, inset wood burner, a wealth of exposed timbers and feature red brick wall to the foundations with solid oak sole plate exposed, two wall lights, dual aspect windows (secondary double glazed), two bell shaped spotlights and double radiator.

## Inner Rear Lobby

With red quarry tiled flooring and stable door through to the conservatory.

## Conservatory

With brick pargett flooring, UPVC construction, part-glazed door to rear.

## The Shower Room

With double shower, wall mounted hot and cold wash hand basin all set in marble with cupboards under, close-coupled WC in white, tiled floor, mixer taps, radiator and chrome towel rail, built-in shelved double wall cupboard, window, secondary double-glazed.



#### Utility Room

With central butler sink set in post-formed work surfaces, plumbing for automatic washing machine under, a pair of eye-level units, shelving, window, space for tumble dryer, half-tiled splash backs, quarry tiled flooring, Worcester oil fired boiler serving domestic hot water and central heating system.

#### Study / Potential Bedroom 5

Dual aspect windows with sealed-unit double glazing, double radiator, telephone point, rattan flooring, lovely views over front garden.

#### Kitchen / Breakfast Room

A large open space, being the heart of this charming cottage. There are amazing views from the back of the kitchen area right through to the breakfast room over open rolling countryside.

#### Kitchen Area

With dual butler sink with single drainer set in solid oak work surfaces with two bucket/storage baskets under, separate matching work surfaces with cupboards and drawers under, shelving, space for fridge freezer, secondary

double glazing and a pair of eye-level units to match the base units, full length larder cupboard fully lit, shelved, beautiful Italian stone flooring throughout both the kitchen and dining area, built-in electric Everhot range cooker with hot plates and an induction plate.

#### Dining Area

The kitchen area flows naturally down to the dining area. With triple aspect windows and dual full-length French doors providing the fantastic views over open countryside. Two radiators with covers, shelving and underfloor heating.

#### First Floor Landing

Large exposed chimney/red Suffolk brick work, window and further dormer window both secondary double-glazed, a wealth of exposed original timbers, and doors to bedroom one (front).

#### Bedroom One (front)

Sealed unit double-glazing, views to the front garden, double radiator, many exposed timbers to the walls and the ceiling, red brick chimney breast, carpet.

#### Bedroom Two

Dormer windows, secondary double-glazing, views to side garden, double radiator, exposed chimney breast, carpet.

#### Bedroom Four (rear)

Window with great views over open fields, secondary double-glazing and access to insulated loft.

#### Inner Landing Hallway

With lovely exposed beams and three built-in wardrobe cupboards with doors off to the family bathroom.

#### Family Bathroom

With white suite comprising panel bath, pedestal wash hand basin and close-coupled WC, Velux roof light, views over fields, shower over bath with glass shower shield, fully tiled throughout, large towel rail/radiator.

#### Bedroom Three (to the side/rear)

Dual aspect windows, secondary double glazing, tv point, double radiator, alarm/panic switch, built-in double wardrobes, fitted blind to front and fitted carpet.





#### Outside

The property is approached to the front with a large opening leading to a good-sized shingle driveway and adjacent parking area for a large number of cars (eight/ten) this in turn leads to the double garage which has a carport/lean-to either side, full power and lighting. The front garden is mainly laid to a heavily wooded area with a small pond and is totally enclosed by live hedging and open lawns to the front of the property. There is a lovely brick pathway leading to the side and rear lawned areas providing idyllic suntraps and a very peaceful feeling throughout.

There is a timber home office measuring approximately 14 x 10 foot with full power and light. It is a ranch-style building with timber cladding and cedar tiled roofing, full power and lights, oak flooring, two hardwood windows to the front, amazing views over open fields, heater and ideally suited to someone wanting to work from home in a peaceful and tranquil setting. Outside there is decking to the front of this building.

There is a further large shed adjacent, approximately 10 x 8 foot, a large vegetable area, fully wired-off with netting fence and an arched pergola leading through to the lawns with mature trees to include two plum, bramley, two pear, damson, silver birch, beech and ash, two large oak water butts, outside water tap, electric septic tank, exterior power points, exterior outside courtesy lights all around the property, lovely shielded suntrap side patio area.

#### Services

We understand from the vendor that main electricity and water are connected to the property, oil central heating and septic tank.

#### Council Tax

Council tax band D £1,935.72.

#### Possession

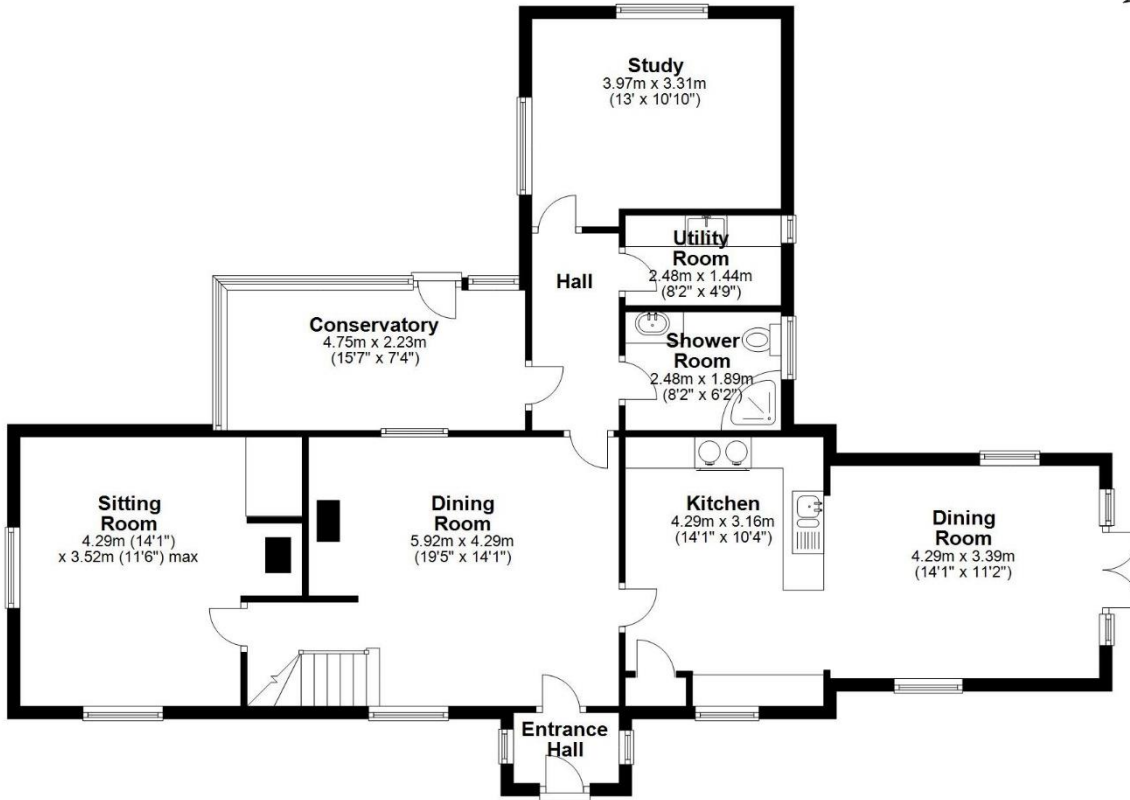
Vacant possession on completion.

#### Viewings

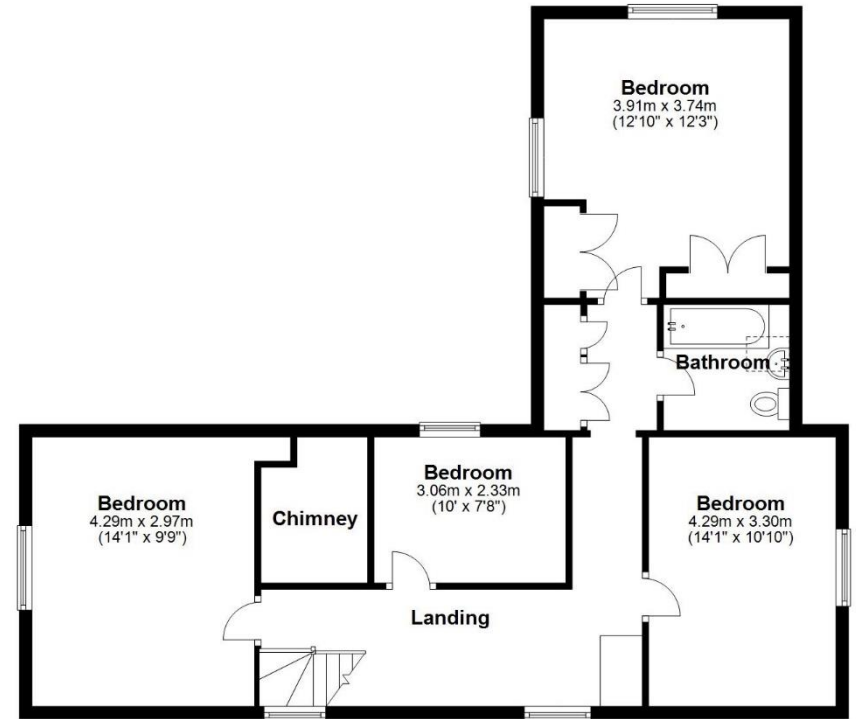
Viewings strictly by prior appointment through the vendor's sole agents Fine & Country Ipswich +44(0)1473 289700, Mark Halls MRICS FNAEA FARLA CREA, +44(0)7770 814748.



**Ground Floor**  
Approx. 109.6 sq. metres (1179.5 sq. feet)



**First Floor**  
Approx. 78.5 sq. metres (844.7 sq. feet)



Total area: approx. 188.1 sq. metres (2024.2 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
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