



Rustic Cottage

Grundisburgh, Woodbridge, Suffolk

A charming three-bedroom detached family home with a separate two-bedroom cottage in a highly-desirable village.

A beautifully presented detached family home with a separate annexe and large garage/workshop, set within delightful, secluded gardens in the popular village of Grundisburgh.



**3-5
RECEPTION
ROOMS**



**3-5
BEDROOMS**



**2-4
BATHROOMS**



OUTSIDE



**SECLUDED
GARDEN**



FREEHOLD



**RURAL/
VILLAGE**



1,431 SQ FT



**GUIDE PRICE
£795,000**

The property

Located in the popular village of Grundisburgh, only a short distance from Woodbridge, Rustic Cottage is a charming, detached property with a separate annexe, within delightful, secluded gardens and, set along a peaceful lane just moments from the beautiful surrounding Suffolk countryside.

Configured to provide the ideal space for family living and entertaining, the property features three well-presented reception rooms to the ground level. Comprising a sitting room and dining room at the front, both benefitting from feature fireplaces each fitted with a woodburning stove and plenty of natural light with two front-facing windows. To the rear is the light conservatory, with its tiled flooring, panoramic windows, skylights, exposed brickwork and French doors opening onto the garden, this sunny and attractive garden room is the ideal space in which to relax.

The well-proportioned kitchen/breakfast room is fitted with ample storage, along with a range cooker and provides the access to the utility room for further

appliances and home storage. Completing the ground floor is a cloakroom.

A staircase leads from the dining room to the first-floor landing, off which there are three well-presented bedrooms, with the principal bedroom featuring extensive built-in storage. The first floor also has a family bathroom with a bathtub and a separate shower unit.

Annexe

The Barn is positioned adjacent to the main house, and offers further ancillary accommodation, either for use as an annexe, or providing the potential for use as a holiday let. There is a well-equipped kitchen, a dining room and one double bedroom on the ground level, as well as a bathroom. Upstairs there is a dual aspect family room and a further double bedroom with an en suite shower room. Subject to the necessary planning consents, there is potential to either separate the house from the annexe, or link them together.



Outside

At the front of the property, a gate opens onto a pathway leading to the entrance, flanked by gardens featuring a variety of established shrubs and flowering perennials. Parking is available to the side, in front of The Barn, while at the rear there is gated access to a further driveway, which leads to the substantial garage, workshop and office. Ideal for classic car storage or offering further scope for conversion subject to the necessary consents.

The delightful garden surrounding the house and annexe includes areas of lawn, terracing for al fresco dining, a greenhouse and various mature trees, hedgerows and established shrubs and flowering perennials, all helping to create a peaceful, secluded and enchanting environment.

Location

Grundisburgh is a traditional Suffolk village with the green at its heart, benefitting from a pub, grocers, post office, a doctors' surgery and two cafés. A stream runs across the green with St. Mary's Church providing a picture-perfect background. There is in addition a playing field with an all-weather tennis court and a bowls club; there is an excellent amateur dramatic group and many other organisations catering for all ages. The Primary School is highly rated as is Farlingaye High School, a short distance away in Woodbridge.

The popular market town of Woodbridge offers an excellent array of day-to-day amenities including a wide range of independent and High Street shops, boutiques, galleries, hotels and pubs, together with leisure facilities including a museum, cinema and theatre, skate park, sports centre, swimming pool, golf course and marina. Most notable is the train station. Ipswich railway line is 6.7 miles away with a regular service to London and an average journey time of 60 minutes.



Distances

- Woodbridge 3.4 miles
- Martlesham 5.7 miles
- Ipswich 6.5 miles

Nearby Stations

- Woodbridge (branch line train)
- Ipswich (mainline train)

Key Locations

- Framlingham Castle
- Easton Farm Park
- Sutton Hoo (National Trust)
- Orford Castle
- Woodbridge Riverside

Nearby Schools

- Grundisburgh Primary School
- Framlingham College and Prep
- Woodbridge School
- Farlingaye





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 1,431 sq. ft (133 sq. m)
Garage, Outbuilding internal area 1,135 sq. ft (105 sq. m)
The Barn Annexe internal area 895 sq. ft (83 sq. m)
Total internal area 3,461 sq. ft (321 sq. m)
For identification purposes only.

Directions

IP13 6UE

what3words: ///reminds.beanbag.fortified - brings you to the driveway

General

Local Authority: East Suffolk District Council

Services: Water, electricity and drainage services are connected. Oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Main house band E; Annexe band D

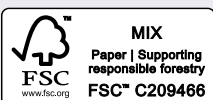
EPC Rating: Main house E, Annexe F

Suffolk

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