



Potash Farm

Polstead, Colchester, Suffolk

A charming chocolate box cottage with stunning landscaped gardens, on the outskirts of the village of Polstead.

Enjoying country views, Potash Farm is a quintessential Grade II listed thatched cottage, set within beautiful tranquil grounds on the outskirts of this popular village.



1 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOMS



PARKING



0.61 ACRES



FREEHOLD



**RURAL/
VILLAGE**



1,180 SQ FT



**GUIDE PRICE
£650,000**

The property

Dating back from the 15th and 16th Century, Potash Farm pulls at your heart strings from the very first glance. This beautiful timber-framed three bedroom detached cottage retains a wealth of period features including beautifully exposed beams and original fireplaces.

Internally, a cozy reception hall gives access to the accommodation. To the ground floor is the double aspect sitting room with a woodburner set in a deep brick fireplace and a well-proportioned kitchen/ breakfast room with exposed beams and terracotta tiled flooring, fitted with a range of bespoke Shaker style units and integrated appliances. Completing the ground floor accommodation is a useful boot room and a family bathroom with shaker units that provide storage and house the boiler and washing machine.

On the first floor there are three well-presented bedrooms with exposed ceiling timbers and built-in wardrobes, one of which is a principal bedroom with en suite cloakroom.

Outside

Much like the charm of the thatched cottage, the gardens are filled with character, with stripped sprawling lawns that are interspersed with beautiful mature specimen trees such as the weeping willow that perfectly hangs over the duck pond. Mature hedging secludes the gardens, giving a huge sense of tranquillity, with areas to enjoy the countryside views beyond. Creative gravelled topiary with shrub borders and pretty flower beds create relaxing seating areas to take in the scenery. The box hedging continues to right side of the house and is overwhelmed with lilies, peonies, roses and perennials which leads to a flagstone patio providing the ideal spot for the al fresco dining. Every inch of this fine home is simply charming.

The outside storage consists of a large workshed with power and light, a greenhouse and a shepherds hut available by separate negotiation.



Location

The property is positioned within a rural spot with countryside views on the outskirts of the village of Polstead which sits within the Dedham Vale and Stour Valley area of outstanding natural beauty; less than 3 miles from the Suffolk village of Boxford. The picturesque village of Boxford has several everyday amenities, including a village store, a local pub, butchers, post office, doctors' surgery, a café and an outstanding-rated primary school, while the ancient market town of Hadleigh, 3.2 miles away, has a choice of shops, supermarkets, restaurants, cafés and leisure facilities.

Further schooling is available in the surrounding villages, with secondary schools available in Hadleigh as well as Sudbury, which is less than 9 miles away.

The area is well connected by road, with the A12 and the A120, providing routes towards Ipswich, Colchester and Stansted. Both Sudbury and Colchester offer railway services to London. An ideal property for those wishing to take up the local equestrian interests, along with a wonderful network of footpaths and country lanes for walking and cycling.



Distances

- Polstead Community shop
- Boxford 3 miles
- Hadleigh 3.2 miles
- Sudbury 9.2 miles
- Ipswich 12.6 miles
- Colchester 13.5 miles

Nearby Stations

- Ipswich - mainline
- Colchester - mainline

Key Locations

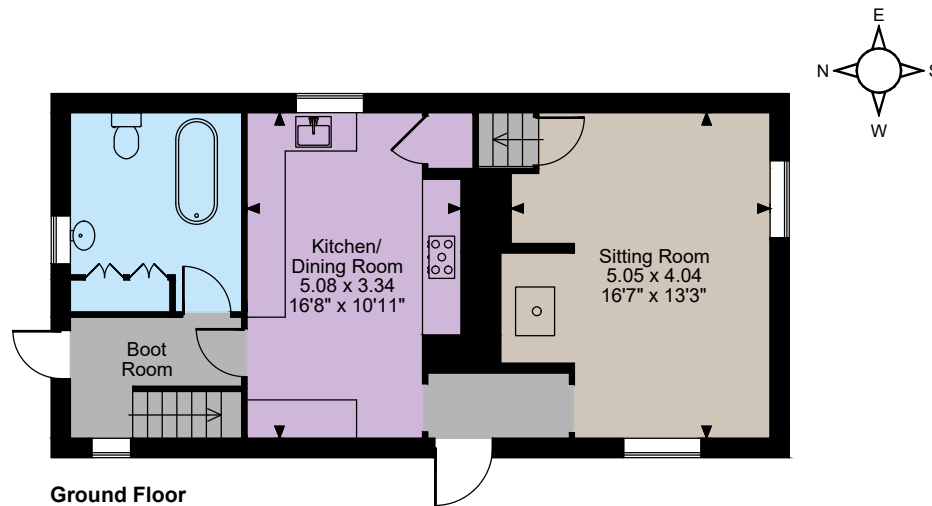
- Stoke by Nayland golf club & spa
- Hadleigh market town
- Historic Colchester
- Dedham Vale

Nearby Schools

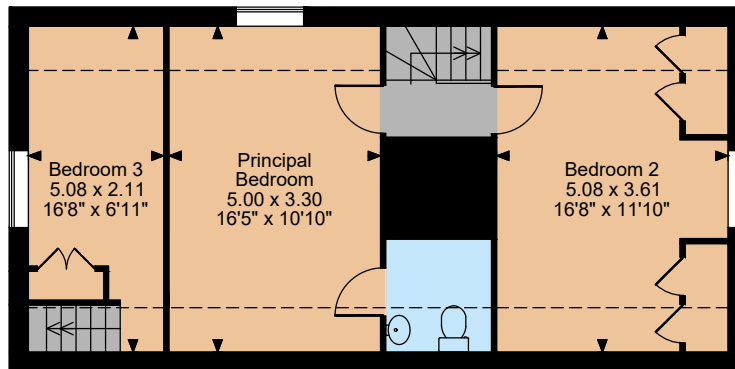
- Colchester County High School for Girls
- Ipswich School
- Boxford Primary







Ground Floor



First Floor

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

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 1,180 sq ft (110 sq m)

For identification purposes only.

Directions

CO6 5DJ

what3words: ///modifies.champions.backyards

General

Local Authority: Babergh District Council

Services: Water and electricity main services are connected. LPG-fired central heating. We understand that the private drainage at this property does comply with the relevant regulations.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-g>
Broadband is fibre to door.

Council Tax: Band E

EPC Rating: G

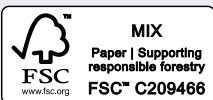
Suffolk

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