



**Rose Cottage, 7 The Folly
Haughley, Suffolk**

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Rose Cottage, 7 the Folly, Haughley, Suffolk, IP14 3NS

Haughley is a well-served and popular village providing a good range of everyday amenities including general stores, post office, bakery, public house, church and primary school. The village hall is home to a number of groups including the pre-school, dance school, clog dancing, and W.I. to name a few. There is also a bowls and football club. Convenient access is afforded to the A14 linking the Midlands the east coast ports and London via the M11 and A12. The nearby market town of Stowmarket (approximately 3 miles) provides an excellent range of everyday amenities together with a main line rail link to London's Liverpool Street and Norwich.

A wonderful unlisted three/four-bedroom detached cottage tucked away in a popular village and only a short distance from the amenities on offer. Rose Cottage offers generous open plan accommodation to both floors with the converted single storey former piggery offering additional accommodation to the main property or a potential annexe if so required. Externally there is off road parking for numerous vehicles, workshop and studio/office. There are beautifully landscaped low maintenance gardens to the front and rear.

A superb detached cottage offering generous and flexible accommodation throughout with workshop, office and low maintenance gardens to the front and rear.

Wooden entrance door to;

ENTRANCE PORCH: A wonderful light and airy entrance with windows to three sides. Feature low brick wall, patterned tiles and inset matting. Stairs rising to first floor. Wooden doors to sitting room and dining room.

SITTING ROOM: 21'9 x 21' (6.6m x 6.4m). A spacious L shaped room with windows to three sides and sliding patio doors opening to rear gardens. Wood panelled ceiling and feature brick step. The focal point of the room is the wood burning stove set upon a tiled hearth. Wooden flooring. Opening through to;

DINING ROOM: 15'2 x 7'7 (4.6m x 2.3m). Wonderful bay window to front allowing natural light to flood in. Brick fireplace with inset wood burning stove creates the main focal point of the room with built-in cupboards to one side. Tiled flooring. Large opening through to;

KITCHEN: 15' x 9'1 (4.5m x 2.7m). A wonderful farmhouse kitchen with reclaimed base and wall units and wooden worktops over with inset Butler sink with mixer tap. Space for freestanding range style cooker with stainless steel hood over. Metro and patterned tile splashbacks. Loft access hatch.

Windows and door to front. Space for freestanding units. Tiled flooring. Wooden door to;

UTILITY ROOM: 10'6 x 9'5 (3.2m x 2.9m). Fitted with a range of base units with worktops over and inset sink and drainer. Space for American style fridge/freezer. Window and door to front. Tiled flooring. Ceiling spotlights. Door to inner hall with wooden doors to shower room and bedroom.

WET ROOM: 7'4 x 5'7 (2.2m x 1.7m). Fitted shower with additional hand held shower, pedestal wash hand basin with mixer tap and W.C. Metro tiled walls and attractive patterned floor. Velux rooflight. Ceiling spotlights.

BEDROOM 4/RECEPTION ROOM: 20'3 x 9'5 (6.1m x 2.9m). Being an excellent size and having double doors opening to the grounds to enjoy warm summer days. Window to front. Wooden flooring.

First floor

LANDING: Doors to bedrooms and bathroom.

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BEDROOM 1: 10'1 x 8'9 (3m x 2.7m). Double bedroom with window to side. Built-in cupboard. Opening to;

EN SUITE: 5'8 x 4'5 (1.7m x 1.3m). Built-in shower cubicle. and corner wash hand basin. Window to rear. Ceiling spotlights. Tiled walls and floor.

BEDROOM 2: 12' x 10'5 (3.6m x 3.2m). Another double bedroom with sash window to front. Feature former brick fireplace. Wooden flooring.

BEDROOM 3: 12'1 x 7'8 (3.6m x 2.4m). Double bedroom with sash window to front. Currently utilised as a dressing room by the current owner but could be used as a bedroom if so required. Painted wooden flooring.

BATHROOM: 9' x 5'6 (2.7m x 1.7m). Freestanding roll top bath with ball and claw feet having antique style mixer tap with the shower attachment, pedestal wash hand basin and W.C. Window to side. Wooden flooring. Half height panelling to walls.

Outside

The property is approached via a shingle driveway that affords off street parking for multiple vehicles and in turn leads to the property and studio/office. Low brick wall with lattice fencing with opening to the attractive front garden designed with low maintenance in mind and is predominantly shingle with rock and pebble features interspersed with cottage style plants and shrubs. Delightful water feature. **WORKSHOP** 18'5 x 9'3 (5.6m x 2.8m) with window and door. Ideally for a variety of uses.

The walled rear garden is a genuine delight and again designed with low maintenance in mind having a paved terrace area immediately abutting the property with flower and shrub beds. Wood store. In addition there is a **STUDIO/OFFICE:** 13'6 x 13'6 (4.1m x 4.1m). Two doors giving access from the front and rear and windows to rear.

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating to radiators. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band D
EPC RATING: E

WHAT3WORDS: ///dictation.trim.permanent

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

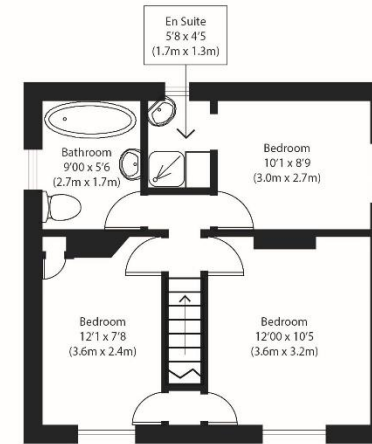
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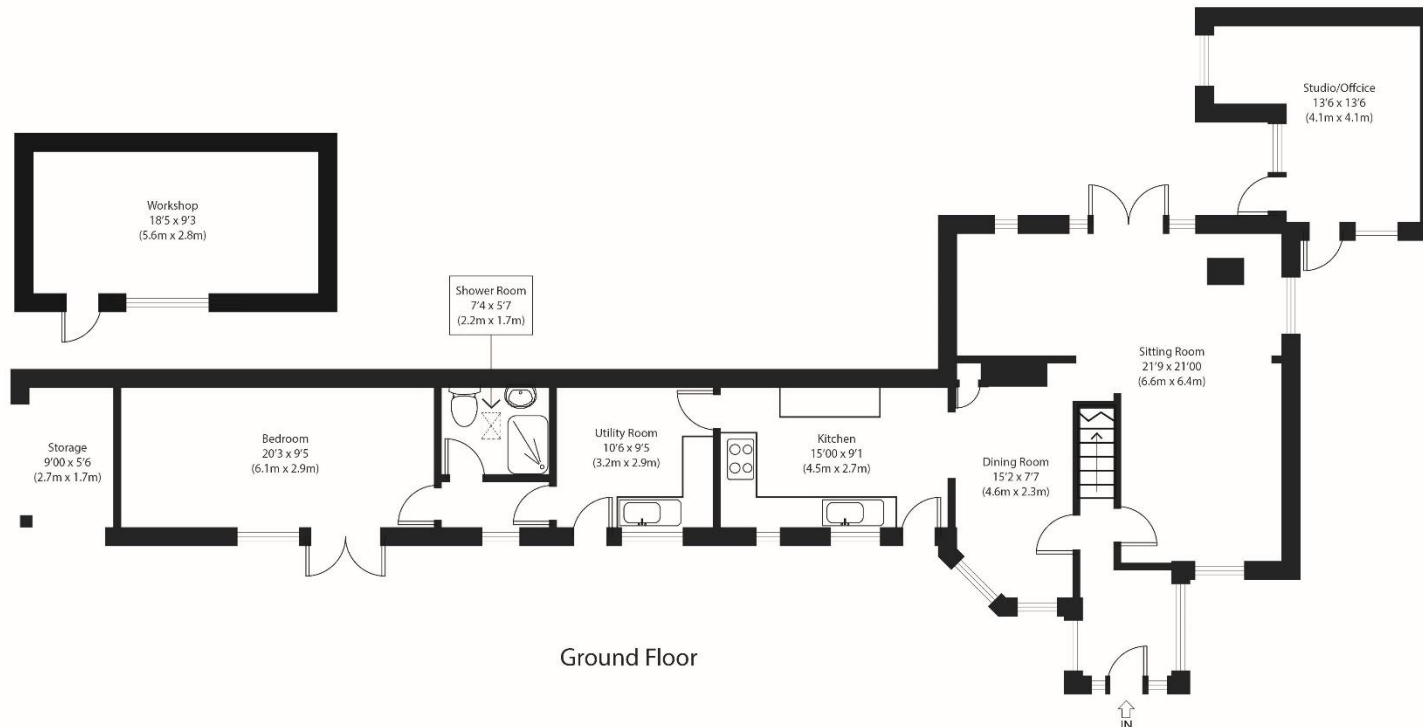
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Approximate Gross Internal Area
Main House 1630 sq ft (151 sq m)
Outbuilding 170 sq ft (15 sq m)
Total 1800 sq ft (167 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ejphoto.co.uk



First Floor



Ground Floor

