



**Milden Cottage,
Milden, Suffolk**

**DAVID
BURR**



Milden Cottage, Powney Street, Milden, Ipswich, Suffolk, IP7 7AJ

Milden is a particularly well-regarded hamlet enjoying close links to its nearby neighbour Lavenham which is regarded as one of the finest medieval settlements in Britain, with its wealth of period houses, famous Church and of course the National Trust's Guildhall in the Market Place. Notwithstanding its fame, Lavenham is a thriving community with a broad selection of shops and services. The market town of Sudbury is about 7 miles south which provides a commuter rail link to London Liverpool Street. The cathedral town of Bury St Edmunds is about 12 miles north.

A three-bedroom detached Grade II listed thatched cottage enjoying an attractive setting in the rural parish of Milden, located approximately three miles from the finely preserved medieval Suffolk village of Lavenham. An extended, part thatched chocolate box cottage which has enjoyed considerable improvement during the tenure of the current owners including re-thatching of the western elevation and complete ridgeline in addition to a re-dressing of the eastern thatch elevation and re-wiring. Set within a total plot size of approximately one acre, the property is hugely adaptable in its appeal, weighted in favour of ground floor accommodation and in its present form offers two/three distinctive reception rooms. Benefitting from a retained element of charm, character and period features throughout including timber framed casement windows, exposed timber and stud work, stable doors complete with suffolk latches, stripped pine flooring and a brick fireplace with inset wood burning stove. Further benefits to the property include a private parking area with space for approximately eight vehicles and total plot size of approximately one acre with a pond, established border planting and private east facing aspect.

A three-bedroom Grade II listed part thatched detached cottage enjoying a village location only three miles from Lavenham and offering an accommodation schedule arranged via two/three ground floor reception rooms with host of retained features, private off-street parking for approximately eight vehicles and total plot size of approximately once acre.

Heavy timber door with stain glass panelling opening to:

ENTRANCE HALL: 11' 10" x 5' 2" (3.63m x 1.58m) With staircase off rising to the first floor, a wealth of exposed ceiling timbers and door to useful understairs storage recess. Stable door with suffolk latch opening to:

SITTING ROOM: 12' 7" x 12' 0" (3.85m x 3.68m) With two casement windows to front, exposed ceiling timbers and brick fireplace with inset wood burning stove. Stripped pine flooring throughout and stable door opening to:

SNUG/BEDROOM 3: 14' 11" x 11' 10" (4.55m x 3.62m) A versatile room currently being utilised as a further ground floor reception room affording a triple aspect with window range to front and side and french doors opening to the rear terrace. Stripped pine flooring throughout and covered chimney breast.

AGA KITCHEN: 17' 0" x 11' 5" (5.19m x 3.50m) Fitted with an extensive range of bespoke solid wood base and wall units with preparation surfaces over. Stainless steel sink unit with vegetable drainer to side, mixer tap above and casement window range to rear. A two door oil fired AGA provides a primary cooking source with space for an American style fridge freezer, pantry store and LED spotlights. Pamment brick flooring, casement windows to front and opening to:

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DINING ROOM: 12' 3" x 8' 8" (3.74m x 2.65m) Enjoying an open, direct link to the kitchen and affording a dual aspect with casement windows to side, pamment brick flooring and panel glazed french doors opening to the rear terrace and gardens beyond.

SIDE HALL: 4' 11" x 4' 7" (1.51m x 1.40m) With exposed brick flooring and stable door to outside. Further door with suffolk latch opening to:

UTILITY ROOM: 6' 7" x 6' 0" (2.01m x 1.85m) Fitted with a matching range of fitted base units with tiled surfaces above and inset single sink unit. Space and plumbing for washing machine and dryer and further fitted with ceramic WC. Windows to side and rear and hatch to loft.

First floor

LANDING: With exposed wall timbers and door to:

BEDROOM 1: 15' 11" x 11' 11" (4.86m x 3.65m) Affording a dual aspect with casement window range to side and rear affording views across rolling farmland and the established, well-screened gardens respectively. Fitted wardrobes, open fronted fitted shelving and window to front.

BEDROOM 2: 10' 0" x 7' 8" (3.07m x 2.34m) With casement window to front and exposed wall timbers.

FAMILY BATHROOM: 9' 0" x 8' 7" (2.75m x 2.63m) Fitted with ceramic WC, pedestal wash hand basin, bath with tiling above and separate shower attachment and fully tiled shower with both mounted and handheld shower attachment. Spotlights throughout and wall mounted heated towel radiator and casement window to front. Hatch to loft.

Outside

The property enjoys a distinctive position within the village, instantly recognisable on Powney Street with a shingled driveway to side with a five bar gate opening into a private area of off-street parking, for space for approximately eight vehicles.

The established, well-screened gardens are arranged via an east facing rear terrace with border planting, expanse of lawn beyond and pond interspersed by a range of walkways and paths. The gardens have been left to develop with both fledging and mature trees, hedging and screening providing an outstanding rural aspect in a private yet accessible location.

AGENTS NOTES:

- A covenant is in place preventing the erection of buildings within the garden. Please contact David Burr Leavenheath for further details.
- An overage agreement will be put in place allowing the current owner of the property a percentage uplift in value in the event that planning permission for a further residential dwelling is obtained within the curtilage of the property. Please contact David Burr Leavenheath for further details.

TENURE: Freehold

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

EPC RATING: N/A. A copy of the energy performance certificate is available on request.

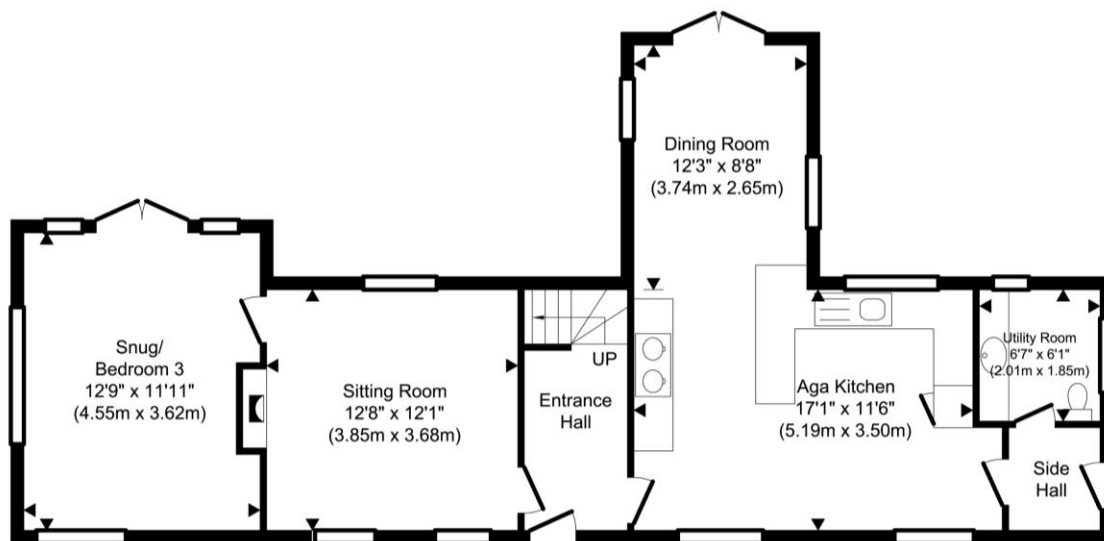
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WHAT3WORDS: flush.crockery.tinned

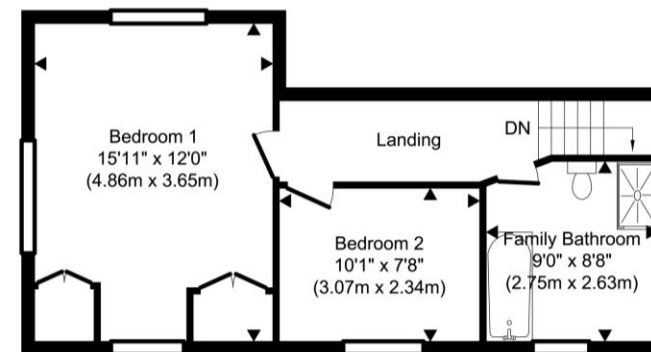
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor
Approximate Floor Area
793.94 sq. ft.
(73.76 sq. m)



First Floor
Approximate Floor Area
424.63 sq. ft.
(39.45 sq. m)

TOTAL APPROX. FLOOR AREA 1218.58 SQ.FT. (113.21 SQ.M.)

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