



**Rose Cottage and land
Braiseworth, Suffolk**

**DAVID
BURR**

Rose Cottage and land, Norwich Road, Braiseworth, Eye, Suffolk, IP23 7HA

Braiseworth is located approximately 3 miles south of the popular town of Eye. The town itself provides a good range of local shops, health centre and primary school. Hartismere High School offers secondary education to sixth form level and achieved an 'Outstanding' Ofsted rating in November 2014. The market town of Diss is around 7 miles providing an excellent range of shopping, sports and leisure facilities together with a mainline rail station with commuter service to London Liverpool Street in around 90 minutes. Braiseworth is within easy access of the A140 and A143 and the towns of Ipswich, Norwich & Bury St Edmunds.

A stunning Grade II Listed detached cottage in about 1.75 acres having notable period features; of particular note are the impressive exposed timbers and studwork on display. This charming thatched cottage has undergone improvements over the years and is presented to a pleasant standard throughout whilst enjoying a semi-rural location. Rose Cottage is further enhanced by front and rear gardens, generous paddock area, off road parking and outbuilding.

A charming Grade II Listed detached thatched cottage in about 1.75 acres having notable period features, a semi-rural location and no onward chain.

Entrance door through to:

ENTRANCE LOBBY: With large built-in double cupboard. Doors to kitchen and bathroom.

SITTING ROOM: 14'5 x 13'1 (4.40m x 3.99m). A splendid room with exposed brick flooring, many exposed timbers and studwork. Fireplace (currently blocked and cannot be used). Views overlooking the front grounds. External door. Suffolk latch door to;

KITCHEN: 13'5 x 8'8 (4.08m x 2.63m). Fitted with a range of matching base units under work preparation surfaces incorporating a sink unit with mixer tap and single drainer, four ring electric hob and oven beneath. Spaces for washing machine and fridge/freezer. Suffolk latch door. Staircase rising to first floor with storage cupboard beneath.

BATHROOM: Fitted with panelled bath with shower over, W.C. and wash hand basin.

First Floor

BEDROOM 1: 14'2 x 10'4 (4.31m x 3.15m). Having part wide oak floorboards with exposed timbers. Far reaching countryside views to side.

BEDROOM 2: 10'8 x 9'3 (3.25m x 2.83m). With part wide oak floorboards and exposed timbers. Far reaching countryside views. Staircase to ground floor.

Outside

The property is approached via a shared gravel driveway which in turn provides access to off street parking and the property. Immediately to the front of the property is an **OUTBUILDING** currently used for storage with power and light connected. The remainder of the grounds are predominantly lawned with mature shrub borders creating a degree of privacy but still allowing one to enjoy the countryside views beyond. There is a large paddock area (approximately 1.5 acres) to the front of the property.

In all about 1.75 acres.

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SERVICES: Main water and electricity are connected. Electric storage heating. Private drainage system. **NOTE:** None of these services have been tested by the agent.

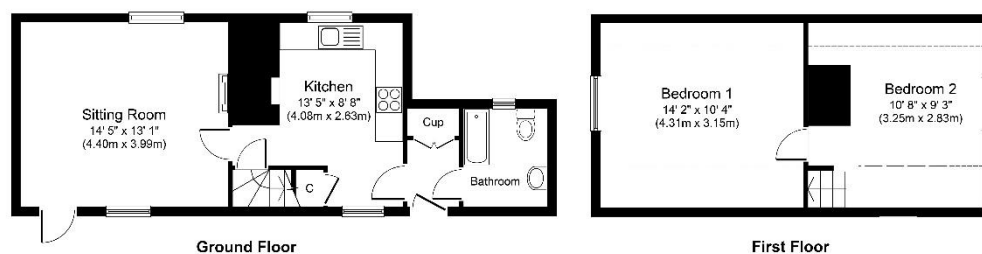
LOCAL AUTHORITY: Mid Suffolk District Council. Band C.

AGENTS NOTE:

- The current owner is looking to place an overage on the paddock land to the front (1.5 acres). Further details are yet to be confirmed.
- Please note the staircase is narrow, steep and turns so may not be suitable for everyone.
- The majority of the photos were taken in 2017 (with the exception of the aerial photograph) as the property has been rented since then.
- It is understood there is a right of way footpath to the front of the property

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

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, rooms and any other data are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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