



Little Cote
Old Newton, Suffolk

DAVID
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Little Cote, Silver Street, Old Newton, Suffolk, IP14 4HE

Old Newton is a well-served village and its amenities include a school, church, village shop, takeaway, as well as a regular bus service. Additional amenities are available in the close villages of Haughley and Bacton. The nearby market town of Stowmarket is approximately 3 miles which has an excellent range of schooling, shopping and recreational facilities together with a mainline rail link to London's Liverpool Street (90 mins). The cathedral town of Bury St. Edmunds is approximately 16 miles away and the County town of Ipswich is approximately 15 miles away.

An exceptional Grade II Listed detached period farmhouse that is believed to have origins dating back to the early 17th Century affording a truly enviable rural location in this highly favoured Suffolk area. Little Cote has been used as an award winning holiday cottage and is maintained and is presented to the highest of qualities throughout whilst retaining many notable period features and of particular note; is the impressive inglenook fireplace to the sitting room, mullion window and extensive display of timbers and studwork. Little Cote is cleverly designed in its present form as two separate dwellings, however is seamlessly interlinked and can be used as one property as required or ideal for multi-generational living. Possibly one of the main key selling features of Little Cote is its outstanding grounds that incorporate formal gardens and wildflower meadow to name but a few in grounds that are believed to measure approximately three acres.

Little Cote combines traditional and modern, with a charming 17th Century cottage linked to a modern, stylish barn, creating two independent dwellings, ideal for multi-generational living or a ready-made business opportunity.

Entrance door to;

RECEPTION PORCH: A welcoming area with fitted coconut matting and further door to;

RECEPTION HALL: A superb inviting area with an extensive display of exposed timbers and studwork. Double aspect room incorporating a reading /breakfast area. Wood flooring. Staircase rising to first floor. External rear door. Two built-in storage cupboards. Suffolk latch doors to;

DRAWING ROOM: A charming room with large inglenook fireplace having inset wood burning stove on a brick hearth with surround under bressummer beam creating the main focal point of this splendid room. Wonderful display of exposed timbers and studwork. Dual aspect. Built-in cupboard to the side of the chimney.

STUDY: A versatile room that could be utilised for a variety of uses but currently being offered as a study by the present owners with double built-in cupboards. Exposed timbers and studwork. Rear aspect.

KITCHEN (1): Fitted with a range of matching Shaker style base units under wooden work preparation surfaces that incorporate a four-ring electric hob with oven beneath and butler style sink unit. Space for fridge freezer. Tiled flooring with underfloor heating. Double aspect of the grounds.

DOWNSTAIRS SHOWER ROOM: Corner shower cubicle with part tiled surround, W.C. and wash hand basin with mixer tap and vanity unit below. Tiled flooring with underfloor heating.

SMALL LAUNDRY ROOM: Space for washing machine.

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CONNECTING LOBBY AREA: Accessed from the reception hall. Brick flooring. Suffolk latch door through to;

BOOT ROOM: A convenient useful space with external door to the rear grounds. Further Suffolk latch door opening through to the accommodation of **Skylarks Barn**.

First floor

LANDING (1): Accessed via the reception hall. An inviting area with front aspect via an attractive mullion window. Suffolk latch doors to;

BEDROOM 1: A delightful substantial room that has a display of exposed timbers and studwork. Brick fireplace under bressummer beam creating the main focal point of the room. Double aspect. Built-in storage cupboard to the side of the chimney stack.

BEDROOM 2: Another generous sized room with double aspect and display of exposed timbers.

BATHROOM: Fitted with a roll-top bath and claw bath having central mixer tap, pedestal wash hand basin and W.C. Rear aspect. Built-in storage cupboard. Wood flooring.

Skylarks Barn

KITCHEN/DINING/SITTING ROOM: A wonderfully large space under part pitched ceiling being cleverly designed into distinctive areas with sitting area having excellently placed double doors that open to a rear decked terrace allowing one to enjoy warm summer afternoons and the potential for al fresco dining. The sitting area has a wood burning stove creating the main focal point of this space. Wood flooring that continues through to the dining and kitchen areas. The kitchen area is fitted with an extensive range of matching base units under wooden work preparation surfaces that incorporate a butler style sink unit, four ring electric hob with

oven beneath. Space for fridge freezer. Underfloor heating. Large opening through to;

REAR HALLWAY: A wonderful light and airy space that has staircase rising to first floor with understairs storage cupboard. Brick flooring with underfloor heating then continues to the remainder of the accommodation. Further set of double doors opening to the rear grounds.

GROUND FLOOR BEDROOM 4: A delightful double aspect room under a part pitched ceiling and enjoying views of the gardens and countryside beyond. Underfloor heating.

SHOWER ROOM: Fitted with large walk-in shower cubicle with rain head style shower attachment and part tiled surround, pedestal wash hand basin and W.C. Spotlights. Brick flooring with underfloor heating.

First floor

LANDING (2 – Skylarks Barn): Accessed via the rear hallway. Galleried landing under a pitched ceiling with attractive sky lantern allowing natural light to flood in. Further views from the galleried landing look down to the lower level through the glass doors and windows to the rear garden. Underfloor heating. Suffolk latch doors to;

BEDROOM 3: A delightful room again under a vaulted ceiling with side aspect. Underfloor heating. Built-in wardrobes.

BATHROOM: Fitted with a deep oval bath having central mixer tap, W.C., pedestal wash hand basin. Side aspect and vaulted ceiling. Underfloor heating.

Outside

The grounds of Little Cote are a genuine delight and create a wonderful idyllic setting accessed via an extensive driveway that leads to the front of

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the property and continues past to the rear grounds where there is a further five bar gate that opens to the adjoining land. Little Cote has three formal gardens that immediately abut the property with the front having a wonderful variety of well stocked flowering beds and box hedging with the remainder predominantly being lawn. The front has meandering shingled paths giving access to the property and round to the side. The side again has predominantly lawn with well established trees and mature shrubs creating an excellent degree of privacy. Immediately to the rear of the property are the other two formal gardens that would easily revert to one larger space if so required, both having terrace areas that immediately abut the rear of the property ideally placed to enjoy the wonderful grounds and the serene countryside beyond. There are a variety of well stocked flowering beds and established shrubs. To one corner of the meadow is a luxury Beechwood Shepherds Hut built in 2023 and can act as an all year round home office or spare bedroom for two having underfloor heating, wood burner and shower room. Two pedestrian gates open to the remainder of the grounds that have been designed to complement the surrounding countryside with a variety of wild gardens and flowers to encourage wildlife. There is an extensive well placed poly tunnel, designated vegetable/kitchen garden and an orchard with a splendid variety of fruit trees. All the grounds enjoy wonderful countryside views.

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

BROADBAND AND MOBILE: Please refer to our website and check with Ofcom.org.uk

LOCAL AUTHORITY: Mid Suffolk District Council. Band E

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

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 whatever 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



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Approximate Gross Internal Area
2290 sq ft (213 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.djphoto.co.uk

DAVID
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Ground Floor

First Floor



