

The Street
Lower Layham, Suffolk

DAVID BURR









Brook Cottage, The Street, Lower Layham, IP7 5LZ

- Impressive contemporary four-bedroom residence
- Approximately 2,000 sq. ft. of accommodation
- Exceptional semi-rural position adjoining open farmland
- Four generously proportioned double bedrooms
- Three bathrooms, two en-suite
- Modern spacious kitchen/dining room
- Attractive sitting room with oak flooring and wood-burning stove
- Separate study ideal for home working
- Established and well-screened rear gardens
- Ample private parking accessed via a shared rear driveway
- Sought-after setting with village pub and excellent countryside walks
- 25 Minutes drive to Manningtree Station

Brook Cottage is an impressive four bedroom contemporary residence occupying an enviable semi rural position opposte open farmland on the edge of the highly regarded village of Lower Layham. Offering approximately 2,000 sq. ft. of beautifully balanced accommodation arranged over two floors, the property combines traditional detailing with a high quality modern specification and enjoys attractive countryside views to both the front and rear.

The accommodation is approached through a welcoming entrance hall with flagstone flooring, complemented by underfloor heating throughout the ground floor. A cloakroom is conveniently positioned off the hall, while a separate study provides an excellent dedicated home working space. The sitting room is of particular attraction, finished with stripped oak flooring and centred around a fireplace with inset wood burning stove, creating a warm and comfortable principal reception room.

Extending across much of the rear elevation is the superb kitchen/dining room, undoubtedly one of the defining features of the property. Designed with both family life and entertaining in mind, this generously proportioned space is fitted with an extensive range of cabinetry, granite work surfaces and integrated appliances. Wide bi-folding doors span the rear elevation, filling the room with natural light and creating a natural connection with the established gardens beyond. An adjoining laundry room provides further practical storage and workspace, fitted with an extensive range of Shaker style units.

The first floor is arranged around a central landing and provides four well proportioned double bedrooms. Both the principal bedroom and guest bedroom benefit from en-suite facilities, while the remaining bedrooms are served by a stylish, high specification family bathroom. Attractive views across the surrounding countryside are enjoyed from both the front and rear aspects, reinforcing the property's wonderfully peaceful setting.

Brook Cottage, The Street, Lower Layham, IP7 5LZ

Set beside a pretty brook the cottage benefits from established and well screened rear gardens which provide an attractive backdrop to the principal living accommodation and offer excellent scope for outdoor dining and entertaining. To the rear, a shared driveway provides access to ample private parking, while the property's position overlooking open farmland gives an appealing sense of space and connection with the surrounding countryside.

Lower Layham is an attractive rural Suffolk village situated beside the River Brett and surrounded by an extensive network of public footpaths and countryside routes. The village is notable for its traditional character and peaceful setting, with St Andrews Church at its centre and the Grade II listed Queen's Head Inn providing a well-established local focal point.

The nearby market town of Hadleigh provides a broader range of everyday amenities, making Brook Cottage an appealing option for tenants seeking a balance between country living and convenient access to services. Its farmland setting, generous internal proportions and flexible arrangement combine to offer a rarely available opportunity to occupy a substantial, high-quality home within one of this part of Suffolk's most attractive rural locations.

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

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

EPC RATING: C

WHAT3WORDS: vacancies.offline.fanfare

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. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.
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.









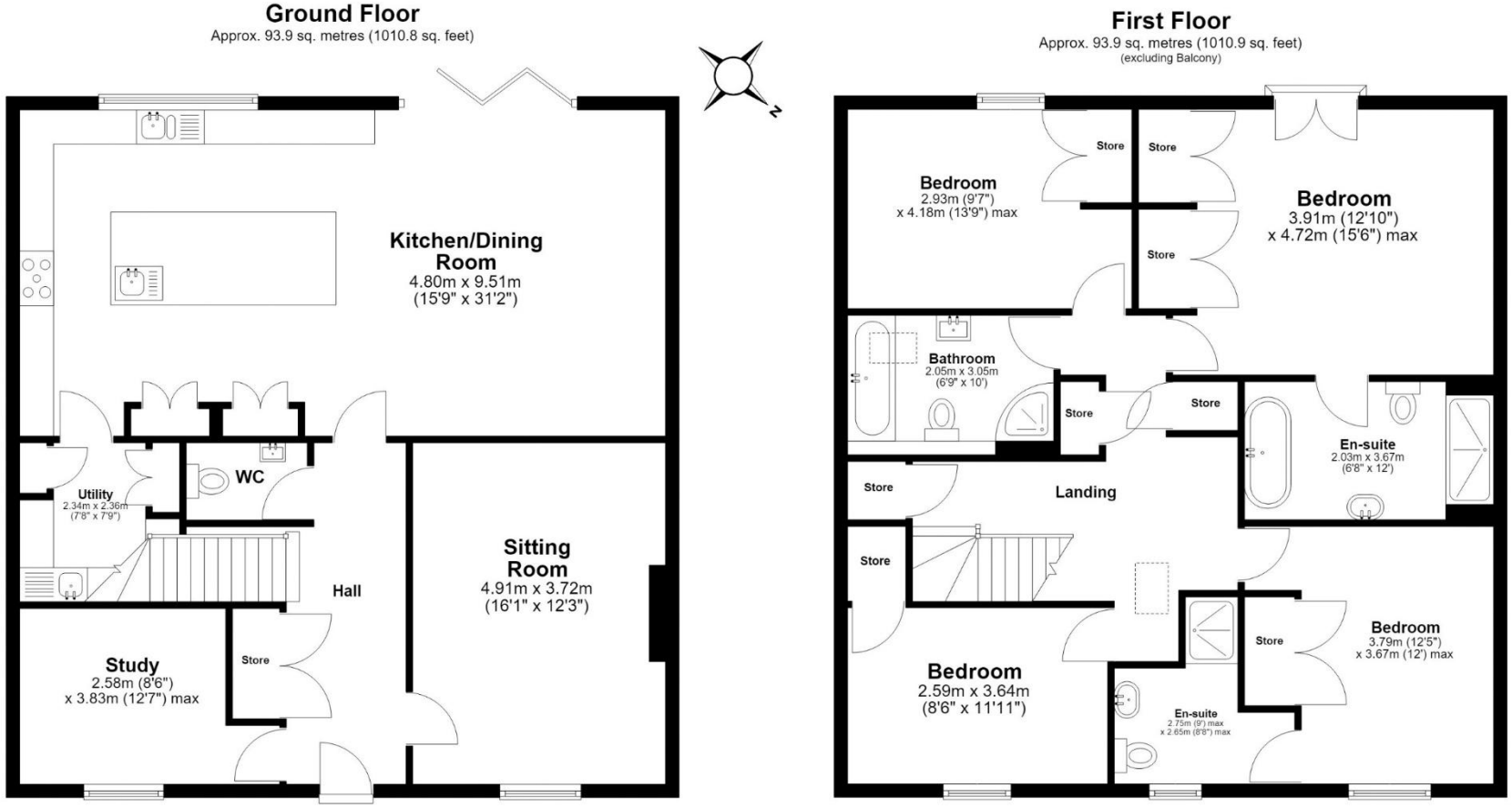








Brook Cottage, The Street, Lower Layham, IP7 5LZ



Total area: approx. 187.8 sq. metres (2021.7 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

The Street, Lower Layham







