

*A period three bedroom cottage  
situated in an idyllic location  
within the village of Kettleburgh.*

Guide Price  
£355,000 Freehold  
Ref: P7420/C

‘Sparrow Cottage’  
2 Watermill Cottages  
Mill Lane  
Kettleburgh  
Suffolk  
IP13 7JS



Kitchen/breakfast room, dining room and sitting room.  
Bedroom one with en-suite shower room, two further bedrooms  
and shower room.  
Front garden and rear gardens.  
Triple bay cart lodge plus visitors parking.

Contact Us



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## Location

Kettleburgh is a popular village with a church, a village hall, village green and well respected pub, The Chequers. There is a foot path directly from the cottage to the pub. The village is just three miles from the market town of Framlingham, best known locally for its fine Medieval Castle and good choice of schooling in both the state and private sectors. The town also benefits from an excellent variety of shops, a medical centre, public houses and restaurants. The Suffolk Heritage Coast is within about 15 miles. Woodbridge is about 9 miles and provides additional services. The County town of Ipswich lies about 15 miles to the south-west and from here regular rail services to London's Liverpool Street station are scheduled to take just over the hour.

## Description

2 Watermill Cottages which is known as Sparrow Cottage is a charming, mid terrace cottage forming part of a Medieval Hall House. It has the benefit of not being listed. The cottage is of predominantly timber framed construction with rendered elevations under a Norfolk reed thatched roof with a straw ridge. On the ground floor is a good sized kitchen/breakfast room along with a dining room and a most impressive sitting room with inglenook fireplace and tall ceilings. On the first floor is a principal bedroom with en-suite shower room. In addition are two further bedrooms and a shower room.

## The Accommodation

### Ground Floor

Entering through wooden stable style door into

*Kitchen/Breakfast Room* 12'11 x 15'7 (3.93m x 4.74m)

Incorporating a good range of base and eye level wooden kitchen units with grey formica work surface over, inset with a one and a half bowl sink with mixer tap. Integrated single oven. Four ring electric hob with extractor above. Space and plumbing for dishwasher and washing machine. Range of exposed ceiling and wall timbers. Tiled floor. Space for breakfast table and chairs. Outlook to the rear garden. Cupboards housing the meter, heat pump and fuse board. Radiator. Door through to



*Dining Room* 14' x 11'9 (4.26m x 3.59m)

South and east facing. A dual aspect room with ceiling and wall timbers and with large red brick surround inglenook fireplace with bresummer beam over. Flagstone flooring. Space for dining table and chairs. Radiator. Door through to

*Hallway*

With door to the front, flagstone flooring, double panel radiator and further door through to

*Sitting Room* 15'6 x 11'10 (4.72m x 3.60m)

North and south facing. An impressive room with high level ceilings and range of exposed ceiling and wall timbers. Original inglenook fireplace with bresummer beam and steel grate with hood, set on Suffolk brick herringbone hearth. Flagstone flooring. Radiators. Outlook to the front and double doors leading out to the rear patio and garden.



Stairs lead up to

**First Floor**

*Landing*

With exposed chimney breast, ceiling timbers, cupboard, radiator, outlook over the rear garden and with doors to

*Bedroom One* 13'11 x 11'11 (4.24m x 3.63m)

South and east facing. A double bedroom with exposed ceiling and wall timbers and with original brick surround (display only) fireplace with bresummer beam and herringbone brick hearth. Radiator. Dual aspect view towards the river and meadows beyond.



*En-Suite Shower Room*

Incorporating tiled shower cubicle, WC and hand wash basin. Tiled floor, extractor fan and heated towel rail.

*Bedroom Two* 10'1 x 11'5 (3.07m x 3.47m)

A double bedroom with vaulted ceiling and exposed ceiling and wall timbers. South facing views over the river and surrounding meadow land. Radiator and vaulted storage space.



### *Shower Room*

With tiled shower cubicle, hand wash basin and WC. Tiled floor. Radiator. Outlook over the rear garden.



### *Bedroom Three* 10'8 x 10' (3.25m x 3.04m) (with restricted ceiling height)

East facing. A single bedroom, full of character and with range of exposed wall timbers. Radiator and useful additional storage space.

### **Outside**

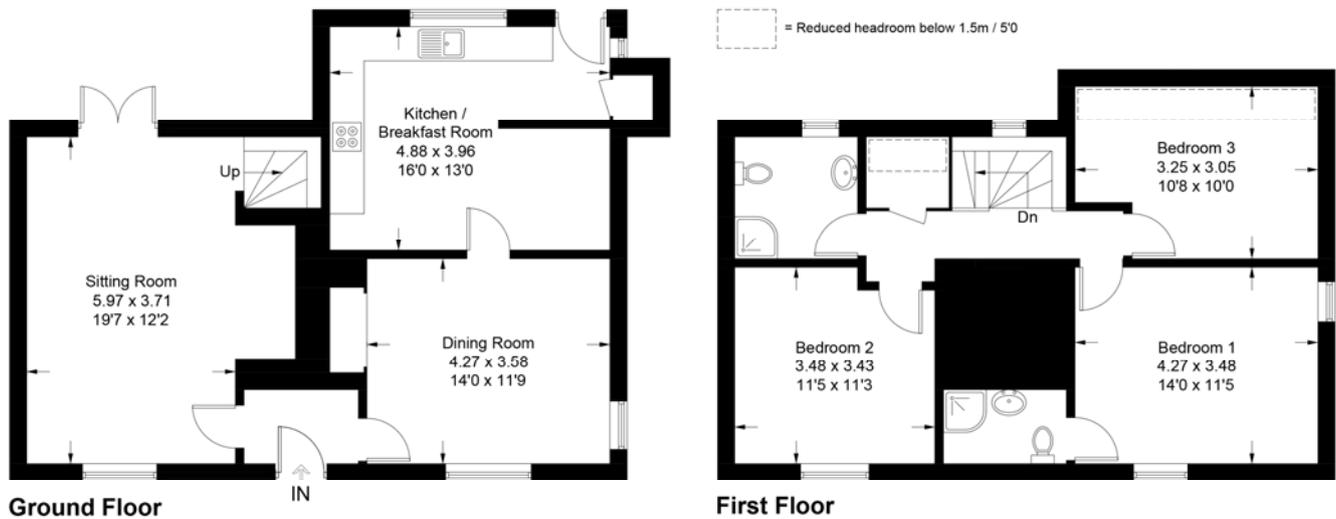
A front garden is laid to lawn but the main gardens lie to the rear of the property and measure approximately 35' x 30'. Beyond this is a three bay cartlodge and in addition are visitors spaces which are first come first served.





# Sparrow Cottage, Kettleburgh

Approximate Gross Internal Area = 131.8 sq m / 1419 sq ft



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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, electricity and drainage connected. Ground source heat pump.

**Broadband** To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** = Rating D (copy available from the agents)

**Council Tax** Band B; £1,634.89 payable per annum 2024/2025

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

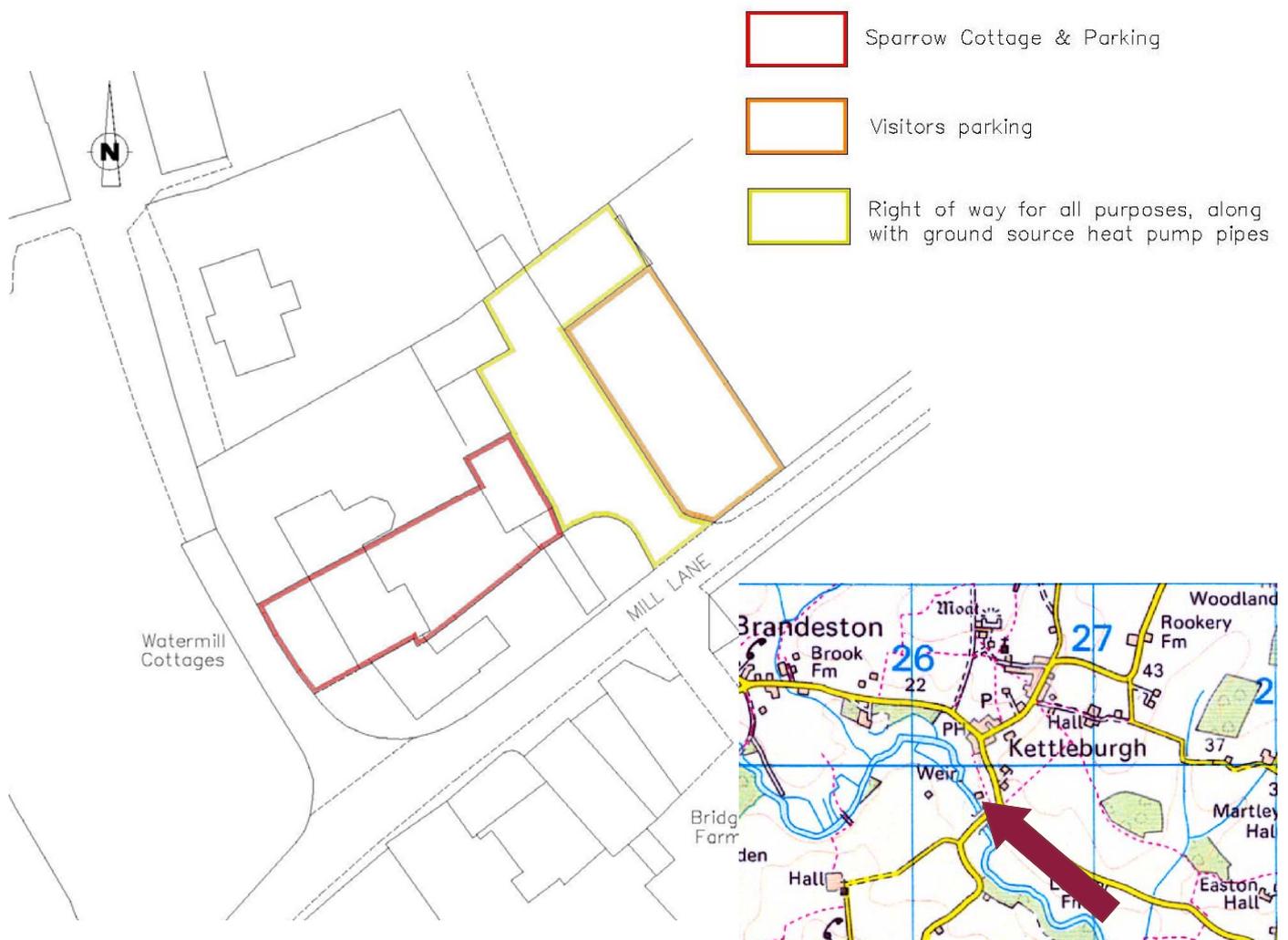
3. There is a site plan within the particulars. The area outlined in red shows what will be owned by Sparrow Cottage which includes the three bay cart lodge. Sparrow Cottage will have a right of way over the driveway outlined in yellow and will be responsible for one quarter of the cost of maintenance. The property will have use of the visitors spaces, outlined in orange on the plan and this is shared with the neighbouring properties.

**September 2024**

**Directions**

From the Agent's office, head south along the B1116, taking the second turning on the right signposted Kettleburgh. Continue for approximately two miles into the centre of the village and turn left at the T junction. Proceed past the pub and then take the lane on the right towards Hoo and Charsfield. Sparrow Cottage is a short way along on the right hand side. Parking is within the triple bay cartlodge and in addition are visitors parking spaces.

What3Words location: ///rely.equal.outbursts



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