

Chartered Surveyors / Estate Agents

Clarke &  
Simpson

*A two bedroom semi-detached period thatched cottage, situated in an idyllic rural position.*

Guide Price  
£327,500 Freehold  
Ref: P7474/C

'Tarka Cottage'  
1 Watermill Cottages  
Mill Lane  
Kettleburgh  
Suffolk  
IP13 7JS



Kitchen/dining room, sitting room, cloakroom and conservatory.  
Bedroom one with en-suite shower room. Further bedroom and  
Shower room.

Front and rear garden.

Allocated parking as well as visitors parking.

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

And The London Office  
40 St James' Place  
London SW1A 1NS

[email@clarkeandsimpson.co.uk](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)

## 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

1 Watermill Cottages which is known as Tarka Cottage is an end-of-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 kitchen/dining room, sitting room, cloakroom and conservatory. On the first floor is a principal bedroom with en-suite shower room, an additional bedroom and a shower room. Externally, the property benefits from an enclosed rear garden that leads to a parking area for two vehicles. There is also visitors parking on a first come first served basis.

## The Accommodation

### Ground Floor

Entering through a wooden stable style door into

#### *Kitchen/Dining Room* 19'3 x 11'6 (5.86m x 3.50m)

North and West. Ceiling and wall timbers. Within the kitchen area there is a range of eye level and base level kitchen units in cream with wood effect work surface above and incorporating one and a half bowl sink with mixer tap. Pamment tiled floor. Ceiling mounted spotlights. Radiator. Outlook to the side and rear gardens and to the woodland beyond. At the far end of the room is space for a breakfast table and chairs and outlook to the side garden.

#### *Sitting Room* 13'6 x 9'3 (4.11m x 2.81m)

South. A south facing room with red brick surround fireplace with wooden bresummer beam above and with open fire grate set on Suffolk brick hearth. Flag stone flooring, exposed ceiling and wall timbers, radiator. Outlook to the front of the property.

Further doors from the kitchen lead off to the

#### *Cloakroom*

WC and pedestal basin. Extractor fan. Bosch boiler and heat pump.

#### *Conservatory* 14'5 x 11'2 (4.39m x 3.40m)

Outlook over the garden and to the woodland beyond. Flag stone flooring. Radiators and double doors leading out to the garden.

Stairway leads up to the

## First Floor

### *Landing*

With exposed wall timbers and door to

#### *Bedroom One* 10' x 13'5 (3.04m x 4.08m)

South. A double bedroom with ceiling and wall timbers and outlook over the River Deben and surrounding meadow. Radiator.

*En-Suite Shower Room*

North. Incorporating a tiled surround shower, low flush WC and pedestal basin. Extractor fan.

*Bedroom Two* 11'4 x 9'11 (3.45m x 3.02m)

West. A further bedroom with exposed ceiling and wall timbers with outlook to the side of the property. Radiator.

*Shower Room*

West. Incorporating a tiled shower cubicle, pedestal basin and WC. Feature mullion window.

**Outside**

Tarka Cottage is situated in a rural position and has a good size enclosed garden. This is laid predominantly to lawn but is bordered by well established yew hedging and hazel woven fencing. Beyond the rear garden is a parking area with designated parking for two cars.



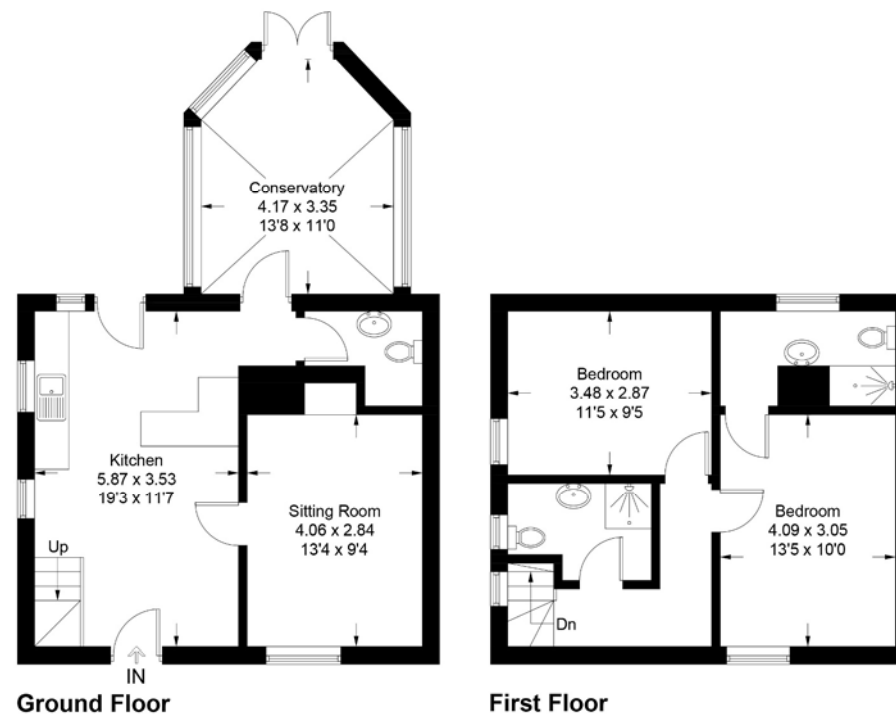






## Tarka Cottage, Kettleburgh

Approximate Gross Internal Area = 93.1 sq m / 1002 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 A; £1,401.33 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.

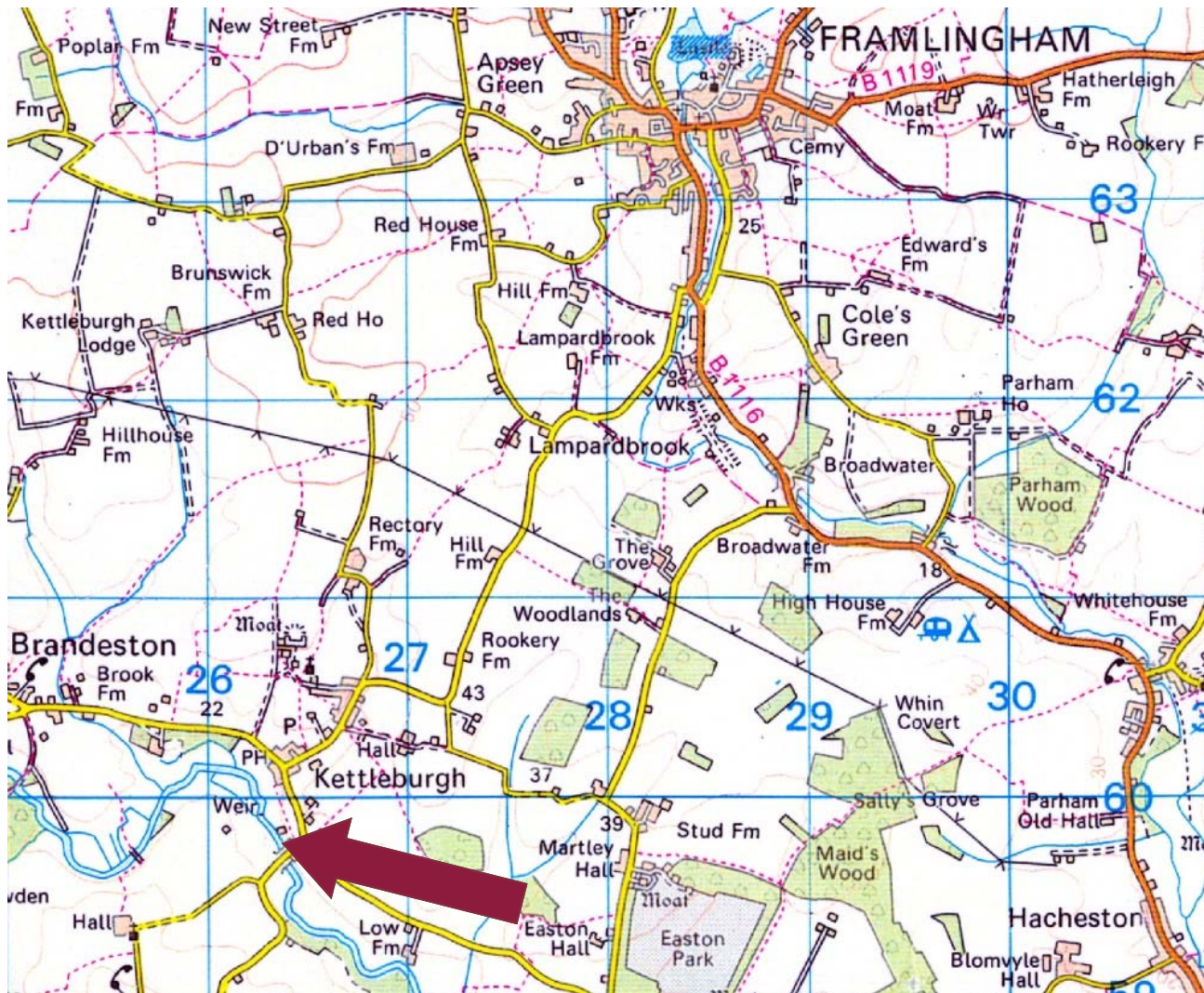
3. There is a site plan within the particulars. The area outlined in red shows what will be owned by Tarka Cottage. Tarka Cottage will have a right of way over the driveway outlined in yellow and will be responsible for one quarter of the cost of maintenance. The property will have use of the visitors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

**November 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. Tarka Cottage is a short way along on the right hand side. Parking is within the visitors parking spaces next to the shared driveway .

What3Words location: ///testers.pace.insolvent



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