



**Brettenham Road, Rattlesden**

**Sheridans**







# Brettenham Road, Rattlesden IP30 0SH

Guide Price £470,000

A picturesque 4/5 bed roomed detached period cottage enjoying a delightful setting affording countryside views,

Built around approximately 500 years ago of traditional timber frame construction with pargetted rendered elevations beneath a thatched roof line (re-thatched 2009) and not-listed, the accommodation currently in brief comprises; oak entrance door opening to Entrance Hall with Herringbone brick flooring, exposed timbers and staircase to first floor. Door to Kitchen/Breakfast room: dual aspect with range of oak storage units and plenty of appliance space. Bedroom five/Study: a versatile reception/bedroom with window to side and door to en-Suite Shower Room: fully tiled with corner shower, wash basin, WC and window to side.

Dining Room: a delightful heavily timbered dual aspect reception with red brick Inglenook fireplace and under stairs cupboard. Opening leading to Sitting Room: a spacious reception room, again dual aspect and heavily timbered with large red brick Inglenook fireplace with original bread oven and wood burning stove. Further smaller red brick fireplace, second staircase to first floor, traditional stable door to rear garden.

On the first floor are four generous bedrooms, a dressing room and a family bathroom with shower (no bath as removed). The cottage is offered available for a quick completion with no onward chain.

## Outside

The property is approached along a driveway providing off road vehicle parking. The gardens extend to all sides of the house and

enjoy stunning countryside views whilst stocked with a variety of flowering plants, shrubs and a range of mature trees including apple, pear, cherry and plum. There is a pond, raised fruit and herb beds, greenhouse and brick built outbuilding containing the new oil fired boiler and adjacent oil tank.

## Location

The property enjoys a quiet, elevated setting backing onto open countryside, making it a perfect location for walking and enjoying the outdoors. Rattlesden is a popular, picturesque village with a strong local community. The village benefits from having 2 public houses, primary school, sports and social club, church and village store/post office. The neighbouring village of Woolpit is well served with a number of services including school, doctor's surgery, hairdressers, butchers, garage and village store. Rattlesden is approximately 2 miles south of the A14 which in turn gives fast access to Bury St Edmunds - approximately 8 miles and Stowmarket which is around 4.5 miles away and has a mainline rail service to London Liverpool Street.

## Directions

From the village centre proceed along Lower Street past the Brewers Arms Public House and turn left into Rising Sun Hill. Follow the road up the hill and turn right into Top Road. Follow the road to the end where the entrance to the property will be found in front.

## Services

Oil fired radiator central heating (new boiler 2021) with mains electricity, water and drainage. Internet provided by high speed fibre to the house. Council Tax Band F. House re-thatched in March 2009. The bath has been removed in the bathroom. Planning

- Entrance hall
- Sitting room with Inglenook and wood burning stove
- Dining room with fireplace
- Kitchen breakfast room
- Study/ground floor en-suite bedroom 5
- Four further bedrooms
- Dressing room/home office
- First floor shower room
- Charming gardens, affording far reaching countryside views
- Wealth of original features

permission was granted in 2006 (now lapsed) for a single storey rear and side extension, new driveway and cartlodge.

## AGENTS NOTE

Please note that the photos used are from 2021



## GROUND FLOOR

## 1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

### Sheridans Estate Agents

Web: [www.sheridans.ltd.uk](http://www.sheridans.ltd.uk) Email: [info@sheridans.ltd.uk](mailto:info@sheridans.ltd.uk)

#### Bury St. Edmunds Office

19 Langton Place,  
Bury St Edmunds, IP33 1NE  
Tel: 01284 700 018

#### Knightsbridge London Office

45 Pont Street,  
London, SW1X 0BD  
Tel: 020 7629 9966

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Registered in England No. 04461290

VAT Number: 794 915 378



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