



The Street, Badwell Ash

Sheridans



# The Street, Badwell Ash IP31 3DH

Guide Price £275,000

Attractive and much improved period cottage providing charming accommodation with private garden and church views.

Understood to have origins dating back to at least the 16th century and built of a timber frame construction beneath a thatched roof, this delightful non-listed cottage is full of personality and retains a wealth of original features including many exposed timbers and studwork, period fireplaces, exposed brick and polished oak floorboards.

In recent years, sensitive improvements have been made including the replacement of bespoke timber windows and oak doors, a fine hand-built kitchen, hand-built oak staircase and en-suite cloakroom to the main bedroom.

The accommodation currently in brief comprises: traditional entrance door opening to the entrance lobby with exposed brickwork, oak staircase off to first floor and open studwork to the sitting room with redbrick open fireplace, exposed timbers, dual aspect windows and door to the rear gardens.

The dining room is a charming room for entertaining and also shows the original oak framing with fireplace and window to front. A door leads to the well-equipped kitchen fitted with a range of storage units providing drawer and cupboard space beneath granite preparation surfaces.

There is a window overlooking the pretty rear gardens and a stable door to the side and door to the bathroom.

The bespoke oak staircase leads to a small first floor landing area opening to the principal bedroom beneath a fine vaulted ceiling and with the original wide oak floorboards, built-in wardrobe and useful en-suite cloakroom. The second bedroom is also of a generous size and both bedrooms enjoy church views.

## Outside

To the rear is a delightful enclosed garden stocked with an abundance of flowering plants, shrubs and well-stocked flower beds. The gardens have been landscaped with much thought and include terraced timber sleepers creating an impressive backdrop. Within the garden is a timber shed and paved terrace creating an ideal area for entertaining and outside dining.

## Location

The cottage is situated in the heart of this popular village enjoying views at the front towards the church whilst only a stone's throw from the local amenities including a shop/post office, church, and well-regarded public house. Badwell Ash is situated 11.8 miles from the historic market town of Bury St Edmunds and 13.5 miles from the market town of Diss, with its main line rail link to London.

- Pretty period cottage in the heart of well-served village
- Wealth of original features
- Much improved
- Charming rear gardens
- Sitting room
- Dining room
- Kitchen
- Two generous bedrooms with vaulted ceilings
- Bathroom, en-suite cloakroom
- Church views

## Directions

When entering Badwell Ash from the direction of Bury St Edmunds/Hunston, the cottage will be found on the right-hand side.

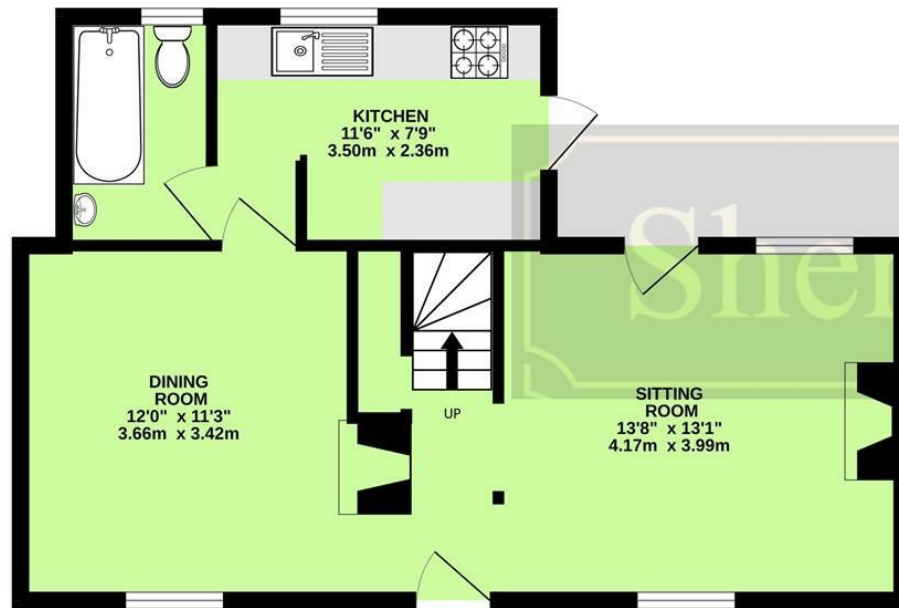
## Services

Mains electricity, water and drainage. Oil fired radiator central heating. Council tax band B. EPC Rating: E.

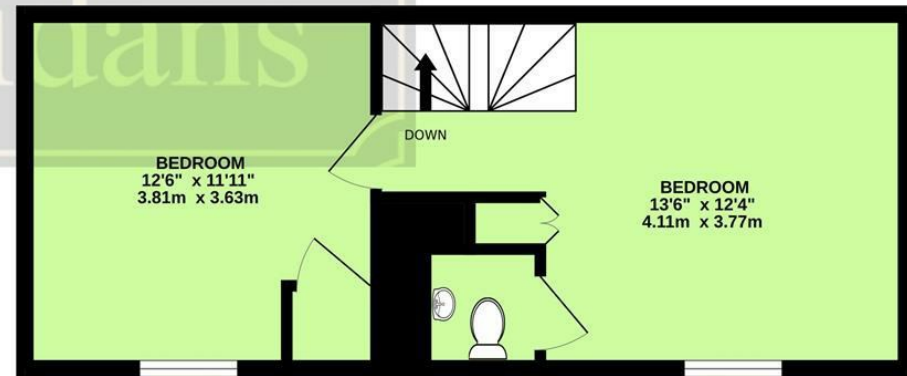


## GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 1ST FLOOR



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