



**HILL COTTAGE**  
Burstall Hill, Burstall

Carter Jonas



## HILL COTTAGE, BURSTALL HILL, BURSTALL, SUFFOLK, IP8 3ED

- Ipswich 4 miles
- Manningtree 13 miles
- Colchester 18 miles

Entrance hall • Family room/living room • Dining room  
Galley kitchen with pantry • Shower room • 5 bedrooms  
Family bathroom • Lavatory • Character features • Two  
double garages • Annexe • Off-road parking for 3-4 cars  
Approx. 1.9 acre plot • Orchard • Greenhouse

### DESCRIPTION

Hill Cottage is a wonderful thatched property which occupies an enviable, elevated setting within its own plot of approx. 1.9 acre with stunning countryside views. This 5 bedroom family home has a wealth of characterful features which include exposed honey-coloured timbers, stunning double inglenook with cast iron wood burning stove and exposed original floorboards.

You enter via the tiled entrance hall which opens into the impressive, large living room that splits into two practical spaces via the impressive twin fireplace with one side having a gorgeous cast iron wood burning stove. These rooms are very versatile which the current vendors use as a family room and sitting room respectively. There is a lovely galley kitchen in classic cottage style with spacious pantry and stable door to the rear. The ground floor accommodation also includes a dining room and shower room.

The first floor is accessed just off the entrance hall. The principal bedroom has an amazing vaulted ceiling with exposed timber rafters and dual aspect views of the local countryside. There are three further bedrooms on this floor, 1 of which is a double, a lavatory and a family bathroom. The second floor is accessed from the landing and allows access to the fifth double bedroom which could also make a fantastic home office at the top of the house.

**HILL COTTAGE IS A CHARMING GRADE II LISTED 5 BEDROOM THATCHED COTTAGE WITH TWO GARAGES, LARGE ANNEXE AND APPROX. 1.9 ACRE ELEVATED PLOT WITH STUNNING COUNTRYSIDE VIEWS OVER NEIGHBOURING FARMLAND**





## OUTSIDE

The property has many fantastic features and the grounds of approx. 1.9 acre are certainly impressive. There is a 5-bar metal gate which enters onto the shingled parking area which has space for 3-4 cars. Beyond this is a double garage with kitchenette and staircase leading to the first floor which houses a spacious single room annexe. This has exciting onward potential and could be converted into a self-contained accommodation (STPP).

Behind the cottage is a pathway up to the land behind which offers picturesque panoramic views over the neighbouring countryside. The land is predominantly laid to lawn and also includes a brick-built greenhouse, second double garage/workshop and orchard.

## LOCATION

Burstall is a small and picturesque village surrounded by farmland with easy access to Ipswich which is about 4 miles. Ipswich offers extensive shopping, educational and recreational facilities as well as a mainline station. The popular market town of Hadleigh is about 6.5 miles.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity.  
Oil fired central heating  
Private drainage

**Local Authority:** Babergh District Council

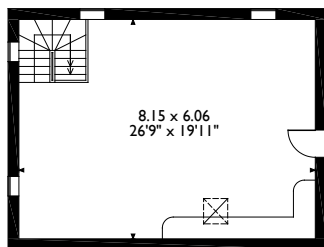
**Council Tax:** Band F

**What3Words:** ///wolves.manhole.boss

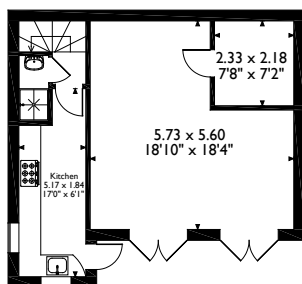
**Viewing:** By appointment with Carter Jonas:  
T: 01787 882881



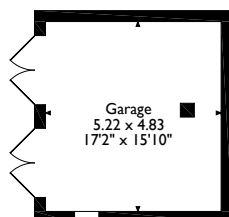




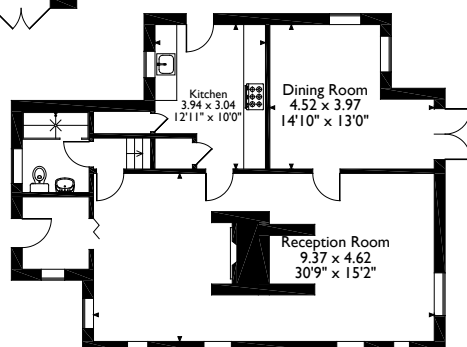
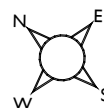
Garage/Annexe First Floor



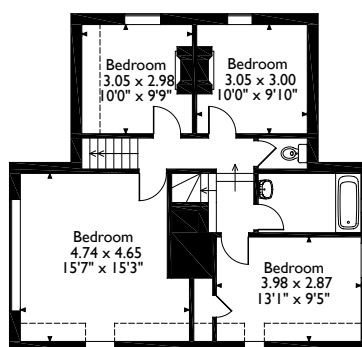
Garage/Annexe Ground Floor



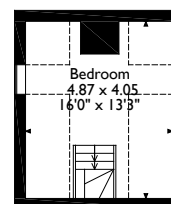
Hill Cottage, Burstall, Suffolk  
Approximate Gross Internal Area  
Main House = 162 Sq M/1744 Sq Ft  
Garage/Annexe = 63 Sq M/678 Sq Ft  
Garage = 57 Sq M/613 Sq Ft  
Total = 282 Sq M/3035 Sq Ft



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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