



SMITHY COTTAGE
Alpheton, Suffolk

Carter Jonas

SMITHY COTTAGE, ALPHETON, SUDBURY, SUFFOLK, CO10 9BN

- Long Melford 4 miles
- Sudbury 6 miles
- Bury St Edmunds 10 miles
- Ipswich 22 miles

Entrance lobby • Lounge • Living Room • Dining Room
Kitchen • Utility Room • Bathroom • Principal Bedroom
with Ensuite Bathroom • Double Bedroom • Office
Garage • Garden • Driveway Parking

DESCRIPTION

Sit centrally within a generous plot of around 0.3 acres, Smithy Cottage is a beautifully presented traditional English cottage, with a straw thatch roof and casement windows. Internally, the charming character features continue, with large inglenook fireplaces and exposed timbers.

An entrance lobby leads through to the two main reception areas, a lounge with an open fireplace, and a living room attached to a formal dining room. There is a well fitted kitchen, with a belfast sink, range cooker, underfloor heating and integrated appliances, to the rear of the property, with a large utility space. There is also a ground floor bathroom.

Upstairs, there are two spacious double bedrooms, both with fitted storage. The principal bedroom which has a double aspect and boasts a large ensuite bathroom with separate shower. The second bedroom leads through to an occasional third bedroom or office, perfect for working from home.

A WONDERFUL EXAMPLE OF A GRADE II LISTED THATCHED COTTAGE, WITH CHARMING CHARACTER FEATURES THROUGHOUT AND VIEWS OVER THE PICTURESQUE SUFFOLK COUNTRYSIDE.



OUTSIDE

The property has a lovely wrap-around garden, which is mostly laid to lawn with mature flowerbeds and a dining terrace to the rear of the property. There is a large shingle driveway, with parking for several cars. Attached to the house, is a double length garage, which currently houses a workshop to the rear.

LOCATION

Alpheton is a small hamlet situated some 4 miles from both Long Melford and Lavenham and about 10 miles south of the Cathedral and market town of Bury St Edmunds which offers a comprehensive and appealing range of shopping, commercial, recreational and educational facilities. Sudbury, which also offers amenities is some 6 miles to the south, also provides a rail link to London Liverpool Street (about 78 minutes).

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, drainage and electricity.
Oil fired central heating.
Underfloor heating to kitchen.

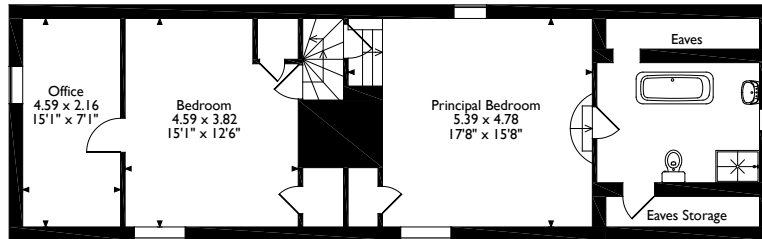
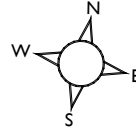
Local Authority: Babergh District Council

Council Tax: Band E

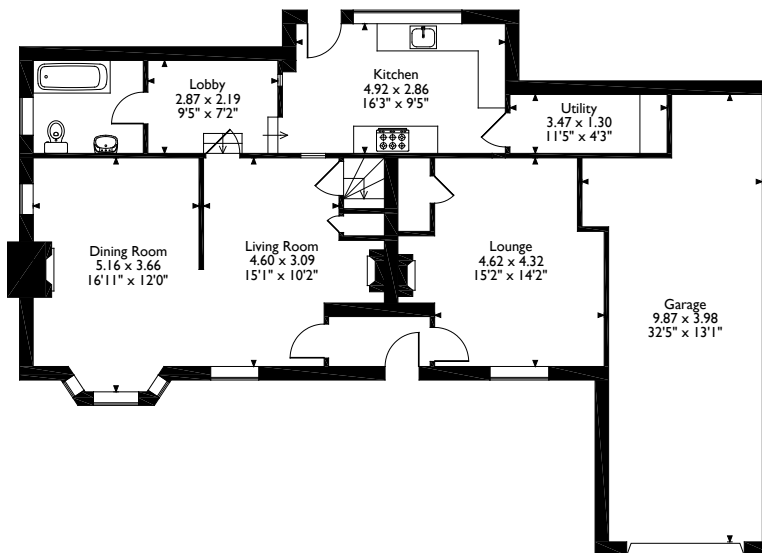
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Smithy Cottage, Alpheton, Suffolk
 Approximate Gross Internal Area
 Main House = 157 Sq M/1690 Sq Ft
 Garage = 32 Sq M/344 Sq Ft
 Total = 189 Sq M/2034 Sq Ft



First Floor



Ground 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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