



**SMITHY COTTAGE**  
Alpheton, Suffolk

Carter Jonas

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## **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.

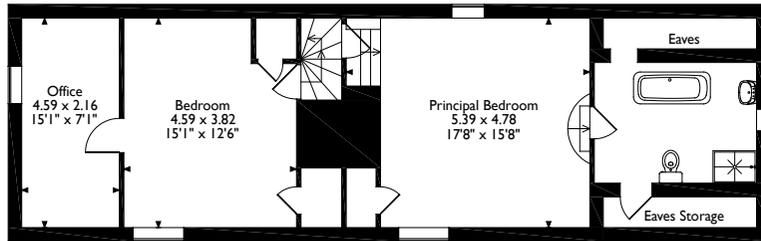
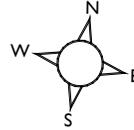
**Local Authority:** Babergh District Council

**Council Tax:** Band E

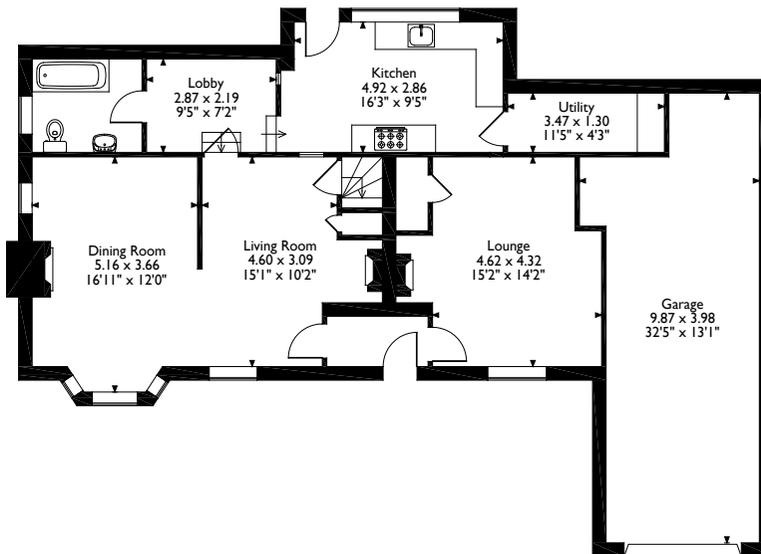
**What3Words:** [///player.encoded.gambles](#)



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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