



Cottage situated in an idyllic countryside setting

Eleys Cottage, Elmsett, Ipswich, IP7 6NF

Freehold





4 bedrooms • bathroom • 3 reception rooms • kitchen/ breakfast room • four bay cart lodge, two of which are enclosed to form a workshop • mature gardens • about 3 acres

Local information

Eleys Cottage is situated off a quiet country lane. The village of Elmsett has a village store and post office, pub, primary school, two churches and a village hall.

Eleys Cottage is within easy reach of the attractive market town of Hadleigh which has a comprehensive selection of shops for every day needs and primary and secondary schools.

Colchester and Ipswich have a much wider range of educational and recreational amenities. There are excellent walks in the area through gently undulating countryside of the nearby Brett valley.

Commuters have the advantage of main line train services running from Ipswich, Manningtree or Colchester to London's Liverpool Street Station from 70, 58 & 48 minutes respectively. (All mileages & times are approximate)

About this property

Grade II listed of Special Architectural and Historic Interest, Eleys Cottage is a delightful, stand alone cottage built in around 1600. The property is constructed of a timber frame with brick nogginns and rendered under a long straw thatched roof.

Internally the house has numerous features associated with the period including exposed beams, original floors

and well proportioned rooms. The property has been in the same ownership for more than 30 years, and has been extended and improved during this time with the addition of a side extension and cart lodge/ workshop with studio above.

The accommodation on the ground floor offers three spacious reception rooms. The main sitting room has a large, impressive inglenook fireplace which houses a large wood burning stove. The dining room is part of the extended section of the house and has wooden panelled walls and benefits from fitted bookcases at one end.

The kitchen/breakfast room has an eight ring gas hob and electric oven, matching base and wall mounted units and space for a washing machine to be fitted.

Two staircases at opposite ends of the house give access to the first floor which comprises of four bedrooms and a family bathroom.

Outside

The property is approached through a five bar gate, over a gravel drive which is interspersed by lawns either side. There is a Geo-dome to one side with a paved floor and the area in front of the house also has paved pathways which lead through to established flower beds and a rose arbour at one end of the garden.



A four bay cart lodge, two of which are enclosed to form the workshop, with studio above, is situated to the side of the house. This complex could be converted into an annexe subject to the necessary consents being obtained. The kitchen garden is to the side of the cart lodge with a productive asparagus bed and green house.

The rear garden is mainly laid to lawn with a summer house, patio area, Wendy house, tree house and a boules court.

The gardens provide a wealth of mature trees offering a high degree of privacy and seclusion including a mulberry, bramley, eating apple trees, plum, and greengage.

Beyond the garden lies 1.2 acres which has been left to a wild life habitat with mown pathways one of which is through an avenue of birch. There is a substantial area of the one acre to the rear of the property which contains one of each of the indigenous trees to the British Isles.

Services
Mains water, electricity. Private drainage and oil fired central heating. Propane gas for range cooker.

Tenure
Freehold

Local Authority
Babergh District Council

Viewing
Strictly by appointment with Savills





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Approximate Area = 1763 sq ft / 163.7 sq m
 Limited Use Area(s) = 554 sq ft / 51.4 sq m
 Outbuilding = 1130 sq ft / 104.9 sq m
 Total = 3447 sq ft / 320.2 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2021. Produced for Savills (UK) Limited. REF: 769676

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