



Delightful Grade II Listed cottage

Rose Green Cottage, Lindsey, Suffolk IP7 6PX

Freehold - no chain



4 bedrooms • 2 bath/shower rooms • 3 reception rooms
• reception hall • kitchen • lawned gardens • about 0.5
acre (sts)

Local information

Rose Green Cottage is situated on the edge of the small hamlet of Lindsey in the sought after stretch of countryside which includes historic villages such as Bildeston, Lavenham, Monks Eleigh and Kersey. Between them these villages offer local schools and better than average day to day shopping facilities. A wide selection of shopping, educational and recreational services can be found in the Suffolk market town of Ipswich, Bury St Edmunds, Hadleigh and Sudbury, former home to Thomas Gainsborough and also in Essex at the Roman town of Colchester which is reputed to be the oldest in England. Recreational activities in the area include sailing and fishing on the estuaries of the rivers Orwell, Stour and Colne together with the waterways around Mersea Island. Golf can be enjoyed at many nearby courses including Stoke by Nayland, Hintlesham, and Ipswich. The commuter can take advantage of InterCity trains running from Colchester or Ipswich, journey times taking from 50 to 60 minutes respectively.

About this property

Rose Green Cottage is Grade II listed of Special Architectural and or Historical Interest. The property is believed to date back to the 15th Century and displays a wealth of features associated with the period. The appeal of the property is no doubt enhanced by its wonderfully traditional appearance beneath the attractive pitched thatched

roof. The entrance porch opens through to a central hallway with brick floors, exposed beams with a staircase to the first floor. To one side is the drawing room with further exposed timbers and on the other side of the hall is the snug sitting room with a fireplace with wood burner. The dining room also has a fireplace housing the oil fired boiler, tiled floors and two external doors to the front and back gardens. The kitchen is beyond the dining room and has a range of base and wall mounted units. There is also a shower/cloakroom. The first floor is accessed via two staircases. The stair from the entrance hall leads to a landing with a double bedroom to one side and a family bathroom. There is a further bedroom which also has a connecting door through to the main bedroom which is also accessed off the secondary stair landing along with a further bedroom.

The cottage is set back from the road with the gardens surrounding the cottage on all sides with established trees and hedgerows. Beyond the garden is a wooded pond area.

Tenure

Freehold - no chain

Local Authority

Babergh District Council

EPC rating = Listed Building

Viewing

Strictly by appointment with Savills





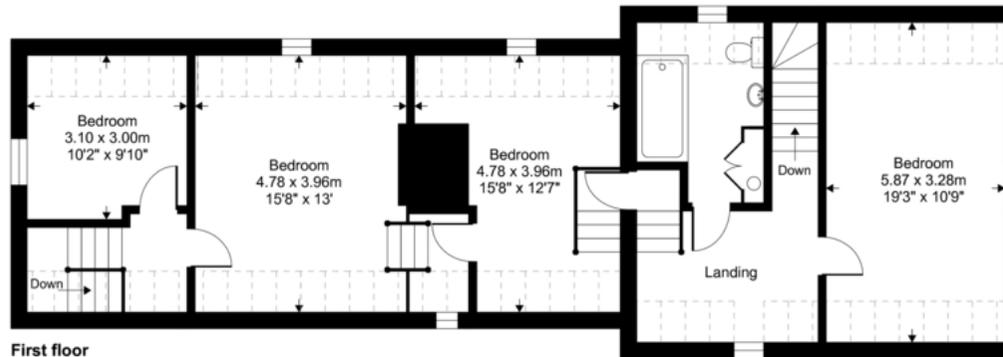
Lindsey, Ipswich, IP7

Gross internal floor area (approx):

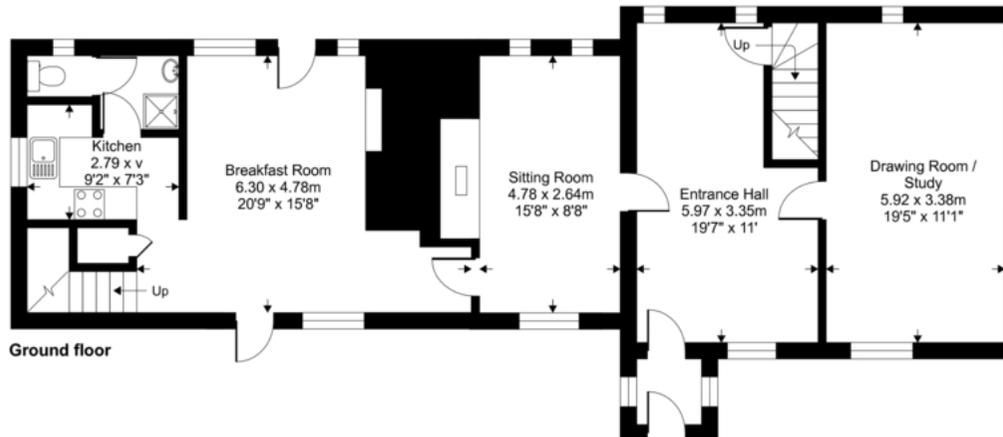
166.8 sq m / 1796 sq ft (Excludes Restricted Head Height)

For Identification only - Not to scale

Niche Communications



First floor



Ground floor



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