

*A charming, 3 bedroom detached cottage, along with two, 1 bedroom annexes, gardens and paddocks extending to 5.1 acres along with 4 stables, a tack room and feed store.*

Guide Price  
£875,000 Freehold  
Ref: P7309/C

Bird's View Cottage  
Snipe Farm Road  
Clopton  
Woodbridge  
Suffolk  
IP13 6SQ



**Cottage** - Boot room, open plan kitchen/dining/living room, garden room, sitting room, laundry and cloakroom. Three first floor double bedrooms and bathroom.

**'Pink' Annexe** - open plan sitting/bedroom with kitchenette and shower room.

**'Blue' Annexe** - kitchen/sitting room, double bedroom and shower room.

Attractive formal gardens with three access points off the lane.

Outbuildings. 5.1 acres with 4 stables, feed store and tack room.

Contact Us



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## Location

Bird's View Cottage is situated along a small country lane in a beautiful, rural location and forming part of the well regarded and accessible Parish of Clopton. Clopton benefits from a village hall, and the nearby village of Otley, just 1.5 miles to the north-west, offers a village shop, primary school, agricultural college and public house, The White Hart. The property is only minutes from the B1079 and as such is highly convenient for Woodbridge (6 miles) where there is schooling in both the state and private sectors as well as businesses, pubs, restaurants, a cinema and leisure centre. The village of Wickham Market is 6.5 miles and Framlingham 8 miles. The county town of Ipswich is just 8 miles and from here there are trains to London's Liverpool Street Station, which are scheduled to take just over the hour

## Description

Birds View Cottage is a particularly special property offering a diverse range of accommodation and opportunities to a future owner. The cottage itself is charming and offers well laid out accommodation over two floors. It is of predominantly brick construction under a tiled roof. On the ground floor is a useful boot room, an open plan kitchen/dining/living room, garden room, sitting room, utility/laundry room, boiler room and cloakroom. On the first floor are three double bedrooms and a well equipped bathroom.

There are mature and attractive gardens in which are two one bedroom annexes known as the Pink and Blue Annexes. Both benefit from kitchenettes and shower rooms.

Beyond the gardens are the paddocks and stables. The paddocks extend to approximately 4.3 acres with the total grounds being 5.1 acres. There are an excellent range of stables that have a large concrete apron. The block contains four stables being approximately 12' x 12', a tack room of approximately 15' x 12' with hot and cold water, and a large feed store of approximately 23' x 12'. Of particular note are the three access points off the lane. One provides access to the paddocks, stables and parking for a substantial horse lorry. Another to the Blue annexe and another to a tree lined driveway, serving the cottage itself and the Pink annexe.

From the property there are small lanes giving those who ride a variety of options to ride-out. In addition it is understood that it is possible to rent the use of many hundreds of acres of field margins for riding. Also, within just a few miles are two indoor arenas that can be rented on a half an hour/hourly basis.

## The Accommodation

### *The Cottage*

### Ground Floor

A door opens to the

#### *Boot Room* 8'8 x 5'7 (2.67m x 1.73m)

A useful lean-to of timber construction with door providing access to the hallway.

#### *Hallway*

Brick flooring. Radiator. Doors to the sitting room and kitchen.

#### *Sitting Room* 12'7 x 11'2 (3.84m x 3.40m)

An extension to the original cottage of timber construction with boarded elevations under a glazed roof. North-east and north-west facing windows overlooking the gardens and south-west facing French doors opening up to the patio.



*Kitchen/Living Room/Dining Room* 23'3 x 20'4 (7.08m x 6.20m)

A open-plan room with north-west and south-east facing windows overlooking the gardens and fields. The kitchen is fitted with high and low level wall units where there is space and plumbing for a dishwasher, fridge and electric oven. Two and a half bowl ceramic sink with mixer taps above. Four oven electric Aga. Recessed spotlighting. The living area has a brick fireplace with wood burning stove flanked on one side by a shelved alcove. Radiators. Doors to the laundry and garden room.





*Garden Room* 12'8 x 8'5 (3.86m x 2.57m)

Wall to wall glazing to the south-east, south-west and north-west overlooking the gardens. Radiators. Internal window to the kitchen.



*Laundry* 12'8 x 12' (3.85m x 3.65m)

A spacious laundry/utility room with space and plumbing for a washing machine. Butler sink with taps above. Brick flooring. Stairs to the first floor landing. South east facing window to the front of the property. Radiator. Door to the rear hall and living room.



*Rear Hall*

Oil fired boiler. Partially glazed door to the exterior. Brick flooring. Radiator. Door to the cloakroom.

*Cloakroom*

Comprising WC and hand wash basin. Radiator. North-east facing window with obscured glazing.

**First Floor**

*Landing*

North-west facing window and skylight with lovely views over the rear garden. Hatch to roof space. Recessed spotlighting. Radiator. Doors lead off to the three bedrooms and bathroom.



*Bedroom One* 12'2 x 12' (3.72m x 3.66m)

A double bedroom with south-east facing window with field views. Fitted wardrobes and drawers. Radiator.



*Bedroom Two* 15'4 x 11'10 (4.67m x 3.61m)

A double bedroom with south-east facing window with fine views. Hanging rail with shelf above. Radiator.



*Bedroom Three* 11'6 x 8'3 (3.51m x 2.51m)

A third double bedroom with windows to the south-west and north-west as well as a skylight, all enjoying views over the gardens. Radiator.

### *Bathroom*

Well equipped and comprising bath, shower, WC and hand wash basin with cupboard below. Recessed spotlighting. Radiator. Built-in cupboard with slatted shelving. North-east facing window and north-west facing skylight.



### **The Pink Annexe**

This excellent overflow accommodation has French doors opening to the south-west and north-east as well as north-west facing windows. It is open plan and benefits from a kitchenette with low level cupboards and a work surface with five ring bottled gas hob and stainless steel sink with drainer and mixer taps above. It is centrally heated with a bottled gas fired combi boiler. Off the open plan room is a shower room with shower, WC, hand wash basin and towel radiator. It benefits from its own designated garden area.



## The Blue Annexe

The second annexe lies adjacent to the cottage itself has a sitting room with kitchenette that has a induction hob and extractor fan above, and space for a fridge freezer. This leads to a lobby with sink and cupboard and here there are doors leading off to a double bedroom and shower room. The bedroom has a window and French doors. The shower room has a WC, hand wash basin, shower unit and electric towel rail.





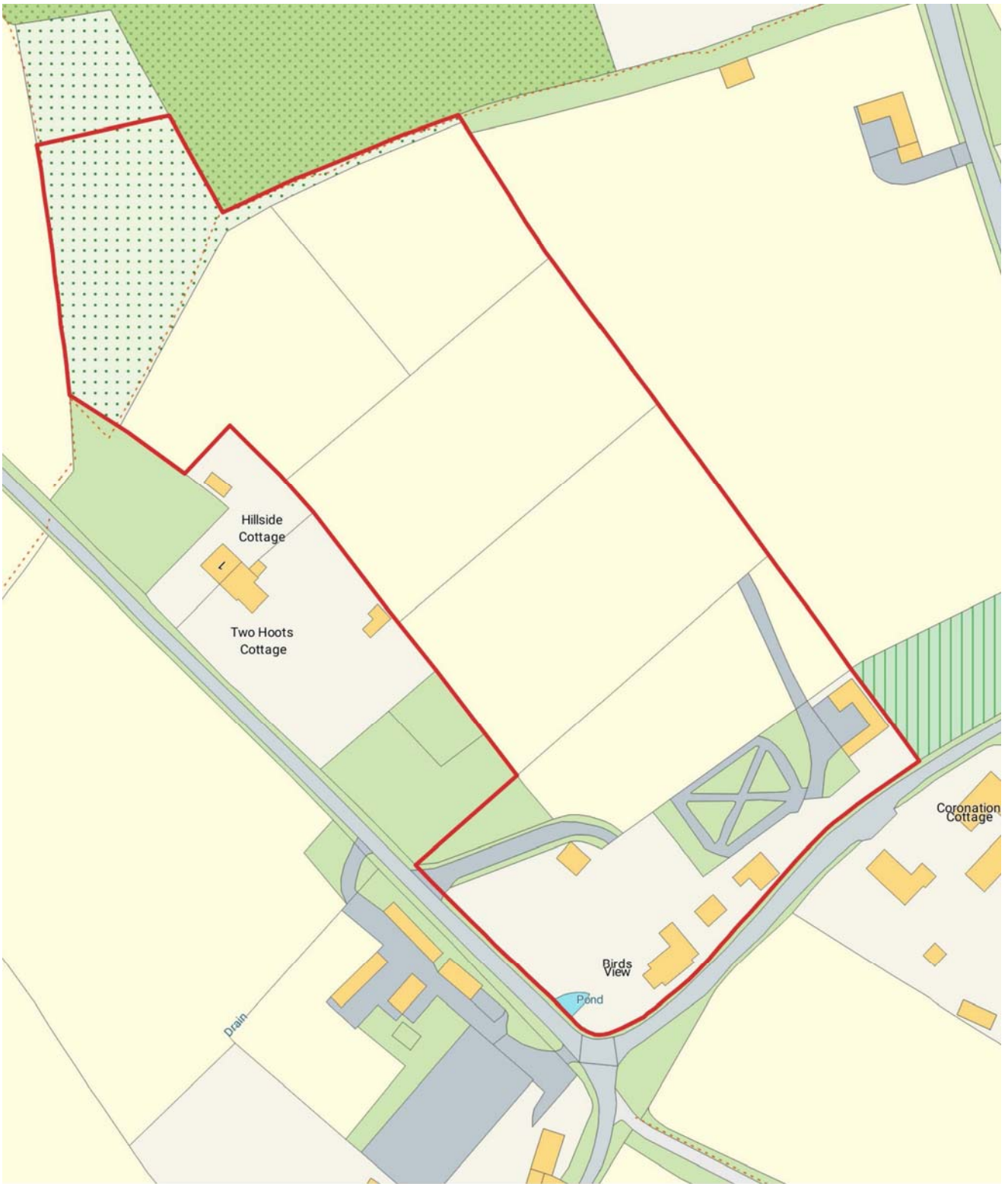






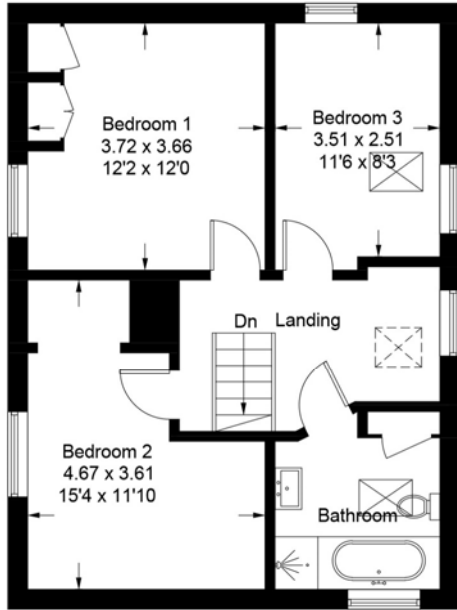


# Site Plan



# Bird's View Cottage, Clopton

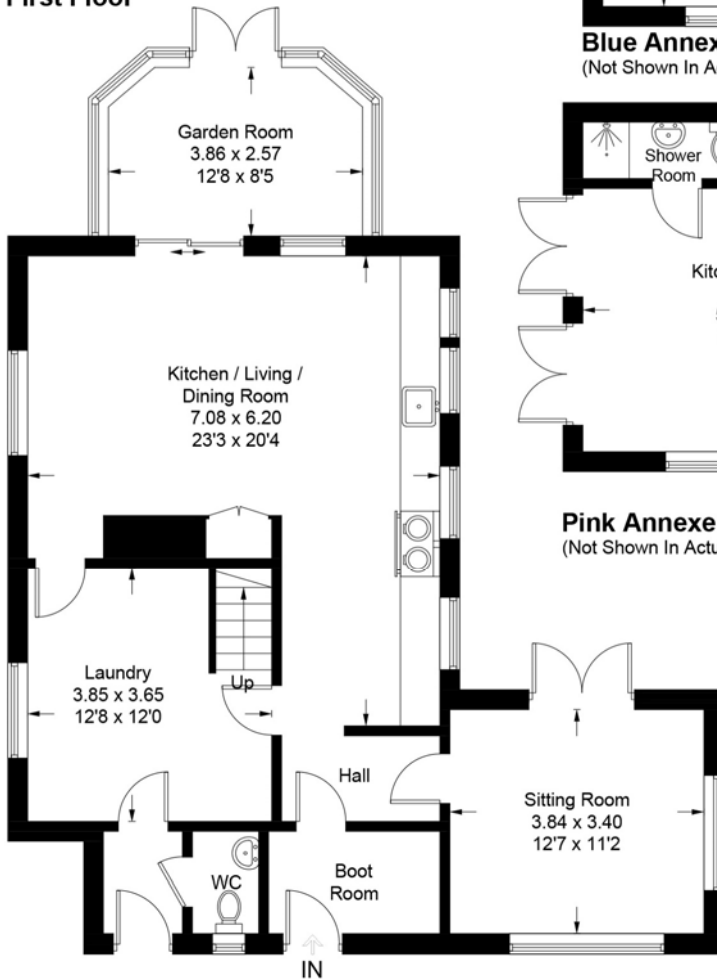
Approximate Gross Internal Area = 141 sq m / 1518 sq ft  
 Pink / Blue Annexe = 49.0 sq m / 527 sq ft  
 Total = 190.0 sq m / 2045 sq ft



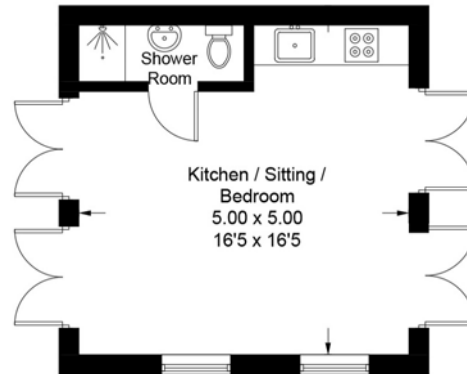
**First Floor**



**Blue Annexe**  
 (Not Shown In Actual Location / Orientation)



**Ground Floor**



**Pink Annexe**  
 (Not Shown In Actual Location / Orientation)



*Viewing* Strictly by appointment with the agent.

*Services* Mains water and electricity (sub-meters for the electricity supplies to the annexes). Oil fired central heating to the cottage. Bottled gas fired central heating to the Pink annexe. Modern private drainage system.

*Broadband* To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = E (Copy available upon request)

*Council Tax* Band E; £2,531.48 payable per annum 2024/2025

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

#### **NOTES**

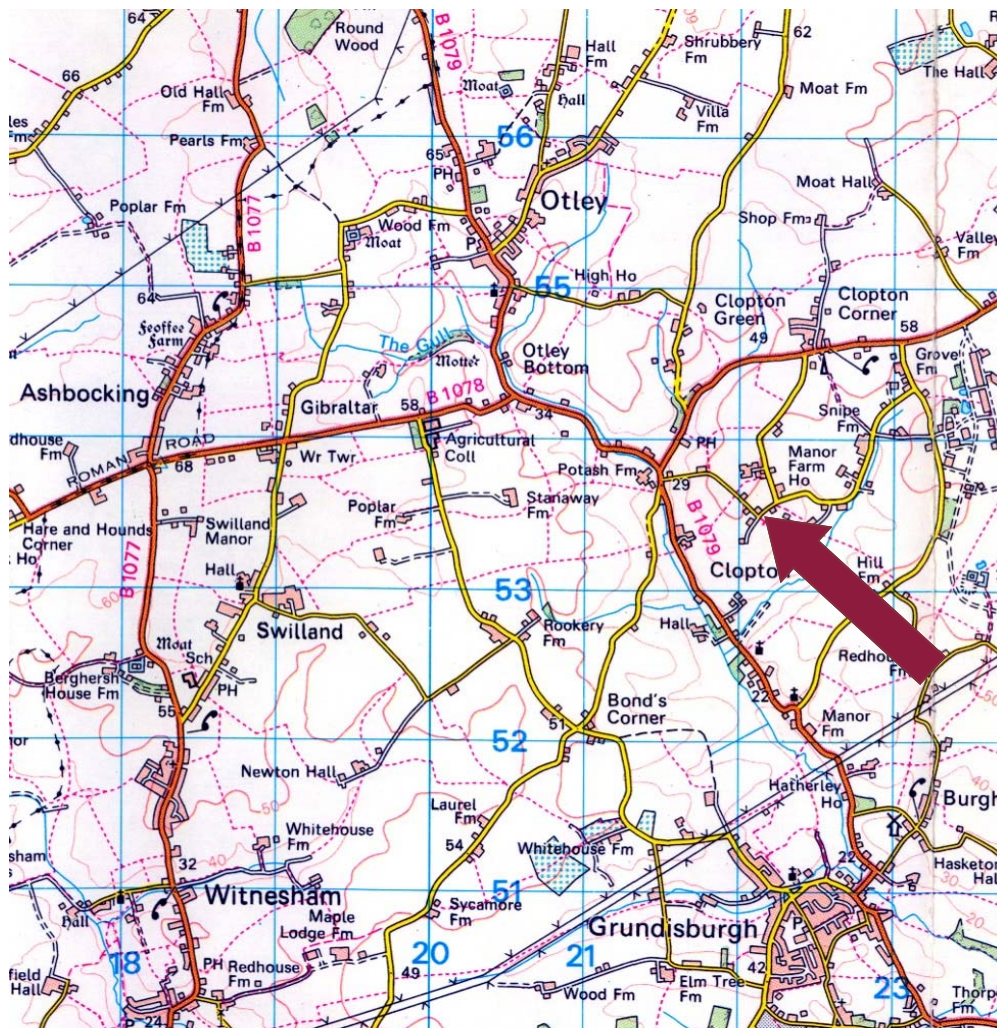
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. A footpath runs through the land and between the northern paddock and copse.

*March 2024*

## Directions

Heading north on the A12, bypass Woodbridge and at the 'Dobbies' roundabout turn left onto the B1079 towards Grundisburgh. Proceed through Grundisburgh and towards Otley. Shortly before the right hand turn onto the B1078 towards Wickham Market, take the small lane on the right hand side. Proceed up the hill and on the left hand bend, Bird's View Cottage will be found on the left hand side. There are three driveways to the property. Take the first tree-lined drive on the left and proceed to the parking area.

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