

A four bedroom thatched period cottage with grounds of over half an acre situated in a rural location within the parish of Laxfield.

Guide Price
£625,000 Freehold
Ref: P7449/C

White Horse Cottage
Cake Street
Laxfield
Suffolk
IP13 8EH



Reception hall/snug, shower room, kitchen/breakfast room, larder, utility room, rear hall/boot room, dining room and sitting room. Four first floor bedrooms and bathroom.

Attic space.

Off road parking.

Double garage with studio above. Mature grounds of approximately 0.6 acres.

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Location

The property enjoys a pleasant rural setting approximately 1.25 miles to the west of the village of Laxfield. The village itself has a good range of local facilities including two public houses, a well regarded primary school and pre-school, a Co-op village shop, museum and garage. There is also a cricket team, bowls and football clubs and a well supported village hall hosting numerous functions and clubs.

The historic market town of Framlingham, 4.5 miles, and best known for its historic castle, offers an excellent range of shopping and recreational facilities as well as further good schools in both the state and private sectors. The Heritage Coast, with the popular centres of Southwold, Dunwich and Walberswick, lies about 12 miles to the east. The county towns of Ipswich and Norwich are both within about 25 miles. Diss, 14 miles, benefits from a mainline station with direct rail services to London's Liverpool Street station as well as further excellent shopping and recreational facilities.

Description

White Horse Cottage is understood to date from the 16th Century. It is Grade II Listed and of timber framed construction with rendered elevations under a predominantly thatched roof. This is of Norfolk Reed with a straw ridge. It is understood to have been re-thatched in circa 2009. As the name would suggest, the house was previously a pub and the listing specifically refers to the 18th Century or 19th Century corner bar that still stands in the sitting room along with a tie beam on the first floor which has been painted with the words Cheese Room. There are a number of other attractive period features such as exposed timbers and fluted beams as well as inglenook fireplaces.

Whilst the house is generally approached from the rear hallway, a front door provides access to a reception hall or snug. This has a window to the front and brick fireplace. Doors lead off to the kitchen/breakfast room and dining room. A further door opens to a shower room with WC, hand wash basin and shower. The kitchen has exposed timbers and is fitted with a stylish range of bespoke high and low level wall units with timber and granite work surfaces. There is a two oven, cream Aga and a double butler sink. In addition is space and plumbing for an American style fridge freezer and a dishwasher. There is also an integrated electric oven. Within the kitchen is an inglenook fireplace with a bressummer beam above. A corridor leads to the dining room, the rear hallway/boot room and there is a blocked secondary staircase which led to the first floor landing. Also off the kitchen/breakfast room is larder/utility room with fitted shelving, space and plumbing for a washing machine and a modern hot water cylinder.

To the rear of the house is a useful boot room/hall which is triple aspect and has a vaulted ceiling. This has fitted storage cupboards and an oak stable style door to the exterior. The dining room displays a number of period features that include a fireplace with fluted bressummer beam above, which is home to a wood burning stove. In addition is a mullion window to the rear and a further window to the front of the cottage. Stairs lead to the first floor landing and a door leads into the sitting room. This is triple aspect and has French doors leading to the rear garden. Here there is also the bar that is referred to within the listing. In addition is a brick fireplace.

On the first floor landing there are windows to the rear of the property, a built-in cupboard (the blocked secondary staircase) and stairs that lead to the attic space that is predominantly boarded. In addition are doors leading to the four bedrooms. All can be used as doubles. There is a bathroom with WC, hand wash basin, bath and built-in cupboard. The bathroom and each bedroom has windows overlooking the gardens.

Outside

There is pedestrian access to the front garden, but the property is generally approached from two driveways from the rear, being Cake Street. There is a gravel driveway providing off-road parking that leads to the garage. On the ground floor is a pair of double doors, which open to the garage space which measures approximately 19'10 x 17'10. Power is connected. To the side of the garage is an external staircase to the first floor studio room, which measures 19'9 x 14'2. This has scope to be used as an office, playroom or potential annexe (subject to the necessary consents). There is also a small room partitioned off.

The main gardens surround the house and are predominantly laid to lawn. Here there is a secondary driveway off Cake Street. The grounds include a pond and trees, including an Plum, Apple, Damson and also a Walnut. Abutting the cottage is a patio area and there is also a boiler room which houses the oil fired boiler that serves the central heating and hot water system. In all, the grounds extend to approximately 0.6 acres.





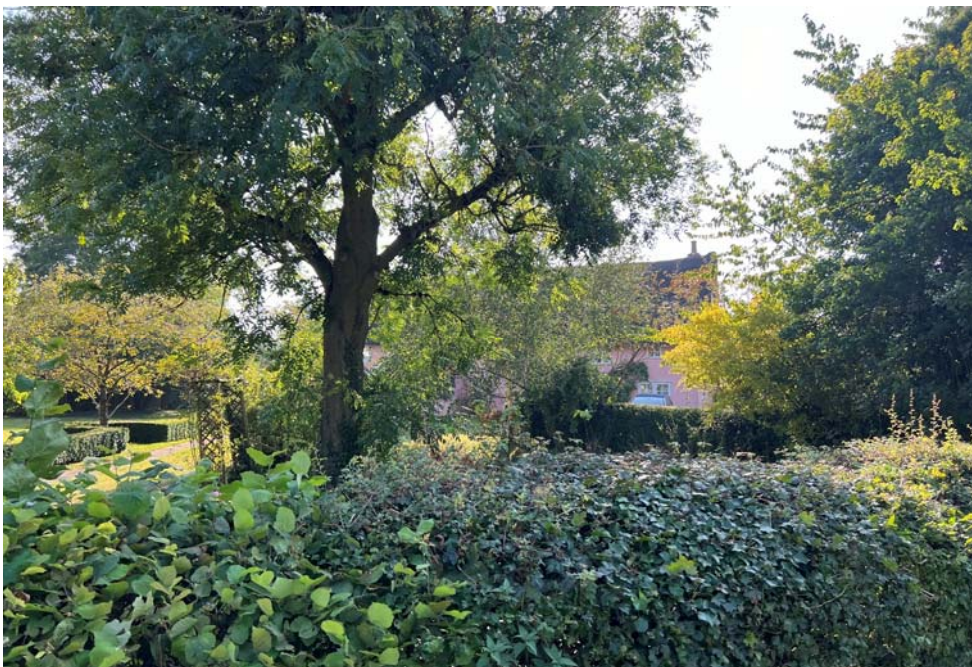












White Horse Cottage, Laxfield

Approximate Gross Internal Area = 218.9 sq m / 2356 sq ft
Outbuilding = 68.0 sq m / 732 sq ft
Total = 286.9 sq m / 3088 sq ft
(Excluding External Store)



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Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Modern private drainage system. Oil fired central heating 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 = N/A

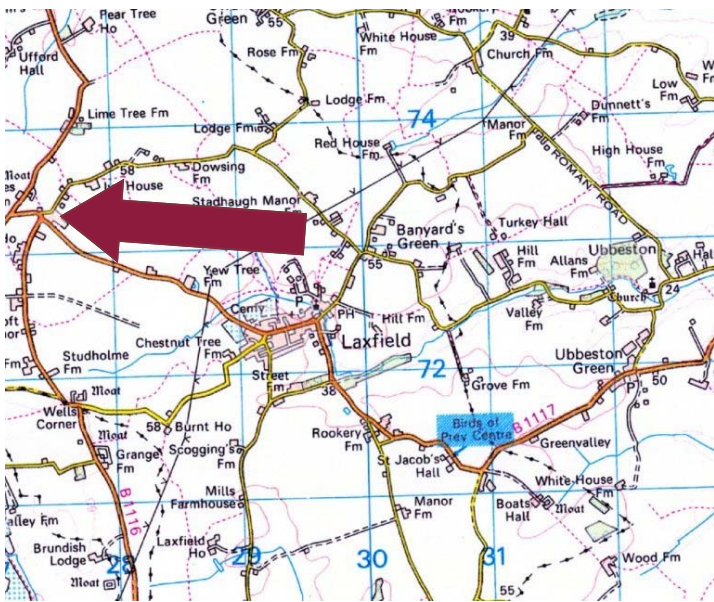
Council Tax Band F; £3,062.42 payable per annum 2024/2025

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
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. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. Many of the ceiling heights throughout the cottage are low.
5. A chicken farm is within close proximity of the property.
6. Part of one of the rear driveways is not currently registered to the property and the sellers are in the process of providing a Statement of Truth or alike to confirm that they have always used it and believe it to be theirs. The neighbouring cottage, The Forge, has a right of way over the drive to access their rear garden.

October 2024



Directions

Heading north from Dennington on the B1116, ignore the first right hand turning to Laxfield. Continue passed the second turning to Laxfield but thereafter turn immediately right onto Cake Street and the vehicular entrance to White Horse Cottage will be found after about 100 yards on the right hand side.

What3Words location: [///sofas.pickup.shut](https://www.what3words.com/?q=///sofas.pickup.shut)



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