

Wheelers Cottage Whatfield Road, Naughton

Ipswich

£1,400 PCM

Wheelers Cottage Whatfield Road

Naughton, Ipswich

Wheelers Cottage is a beautiful and thoughtfully restored Grade II listed detached cottage, believed to date from the 16th century. It is full of period charm, with exposed beams and timbers and a traditional straw thatched roof, and has been carefully cared for to create a characterful and welcoming home.

The single-storey accommodation comprises an entrance hall, sitting room, kitchen/dining room, two bedrooms and a brand new shower room. Outside, there is off-road parking, a pretty, enclosed south-east facing rear garden, and a private parcel of land across the road with far-reaching views over open farmland.

The cottage is of timber-framed construction with rendered and lime-washed elevations beneath a straw thatched roof, with a later brick addition to the rear under a slate roof. Internally, the walls are finished in traditional lime plaster, in keeping with the cottage's period character.

Entrance Hall

With herringbone brick flooring, the hall has ledged and braced pine doors with Suffolk latches leading to the bedrooms, shower room and sitting room, together with access to the roof space.







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Sitting Room

A cosy and characterful room, where exposed beams and wall studs set against lime-plastered walls showcase the cottage's heritage. It is complemented by a feature cast iron electric radiator and a front-facing window, and a ledged pine door with Suffolk latch leads through to the kitchen/dining room.

Kitchen/Dining Room

The kitchen/dining room brings together period character and handmade craftsmanship, with a front-facing window, herringbone brick flooring and exposed wall studs throughout. At its heart is an electric range master, adding a timeless country-kitchen feel. It is fitted with solid wood work surfaces, a Butler sink with painted pine-fronted cupboards beneath, and a further range of pine base units, along with a wooden work surface with drawers below. There is space for an upright fridge/freezer and plumbing for a washing machine. A timber door opens to the front of the house and a part-glazed doors open to the rear garden.

Bedrooms

Both bedrooms have herringbone brick flooring and enjoy a peaceful outlook over the garden. Bedroom one has a feature cast iron electric radiator, while bedroom two benefits from a fitted double wardrobe and would equally suit use as a study or dressing room.







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Shower Room

Newly fitted, with a large walk-in shower with rainfall and handheld heads, a vanity wash basin, WC and cast iron column radiator. Exposed brickwork, herringbone brick flooring and copper pipework blend modern comfort with period charm.

Parking & Garden

To the left-hand side of the cottage, a shingle driveway provides off-road parking for one vehicle. Beyond the patio, a lower-level seating area of mixed paving, brick and flint widens behind the cottage into delightful gardens laid out in a Victorian knot design. The garden is enclosed mainly by timber fencing and a Victorian brick wall, and its south-east aspect makes it a lovely spot to enjoy the morning sun. Outside lighting and an outside tap are provided.

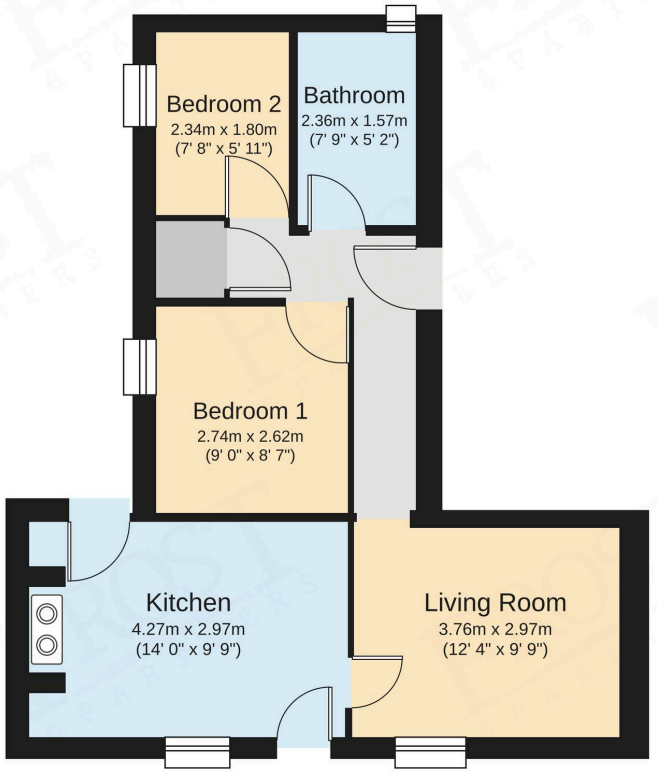
Additional Land

Across the road, a private bridge over the ditch leads to a private parcel of land, offering potential for additional parking or a quiet spot with far-reaching views over farmland towards the sunset.

Council Tax band: B

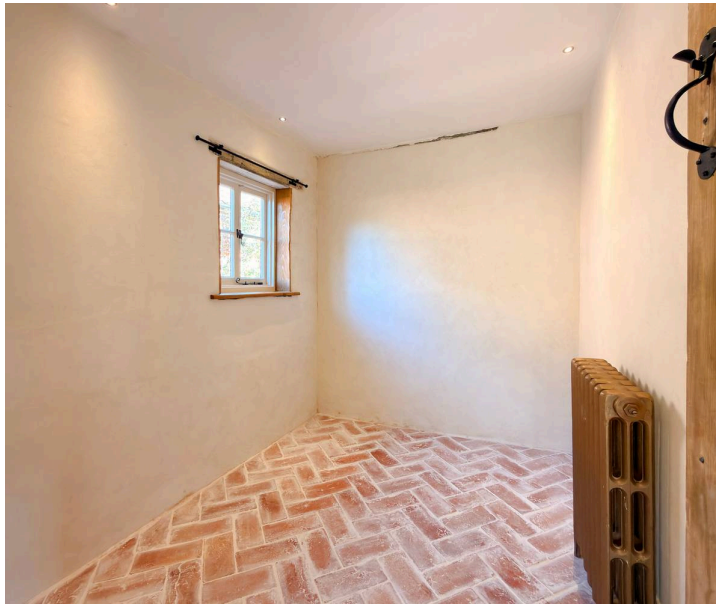
EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



Ground Floor





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Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

The Property Ombudsman

62 High Street, Hadleigh, Ipswich, Suffolk, IP7 5EF

01473 823456 sales@frostandpartners.co.uk www.frostandpartners.co.uk