

The Cottage
The Green | Redgrave | Suffolk | IP22 1RR

FINE & COUNTRY

HISTORY & HEART



Offered to the market for the very first time, this Grade II listed, 6-bedroom home, nestled in a plot of approximately one acre (stms) presents a rare blend of heritage, elegance, and future potential. With origins dating back to circa 1640 and tasteful additions spanning centuries, this superb period property offers beautiful formal reception rooms, a light-filled conservatory, and a glorious walled garden.



KEY FEATURES

- Superb Grade II Listed Period House
- Believed To Be The First Time For Sale
- Stunning Knapped Flint Facade
- Wonderful Walled Garden - Around An Acre Total Plot
- Six Comfortable Bedrooms
- Generous En Suite, Family Bathroom and Shower Room
- Fine Drawing Room and Formal Dining Room
- Spacious Kitchen Breakfast Room
- Great Conservatory
- No Onward Chain

This extraordinary home offers not only a step back into a richly woven past but also a bridge to future opportunity, with development options and open space rarely available in such a picturesque location. Ideal for a family seeking a peaceful rural and sustainable lifestyle, people who love to entertain, early viewing is recommended for this is a home with a rich story to tell—and new chapters yet to be written.

Step Inside

Stepping into the entrance hall you find the sitting room to the right with bay window and fireplace too, fabulous for when the family descend and children want to play whilst adults take after supper coffee in the drawing room. The beautifully proportioned bay windowed drawing room to the left, with gorgeous stone fireplace making this to go to room for cosy winters evenings, snuggling down in front of the fire and so easy to spill out into after dinner, with steps leading directly to the dining room. The entrance hall stairs rise to the first floor and further stairs descend to the expansive cellar, tanked by the current owners guaranteeing a dry atmosphere, perfect for the wine collection but possible as a den or playroom too, and a cool retreat on the hottest of summer days. Further along the hall, a door to an internal hallway leads to the dining room, a grand affair where Christmas dinners for ten have been enjoyed – the high beamed ceiling allowing the magnificent Christmas tree to take centre stage. The dining room flows so well to the huge farmhouse kitchen/breakfast room, with Bosch ovens and lots of room for a table for weekday informal meals or coffee with friends, conversation flowing. Off the kitchen is the conservatory, added by the current owner, and offering panoramic views of the garden and double doors to the covered outside terrace. The conservatory also leads to a hallway, with ground floor cloakroom and a huge utility room with its own fireplace.







KEY FEATURES

A Glorious Slice of English Heritage

This home offers more than just a beautiful place to live—it's a lifestyle investment, a development opportunity, and a rare chance to own a piece of Suffolk's architectural legacy. In the past multiple raised veggie beds produced salads and veggies whilst the apple, pear, Victoria plum and greengage trees provided fruits – sustainable living which is still possible here and made easier by the Keder Greenhouse, with adjustable side windows and long-lasting fabric.

Explore Upstairs

The main stairs from the entrance hall lead to a large landing and the light and airy dual aspect, bay windowed principal suite – here opulent potential reigns with a corridor to a bay windowed absolutely enormous ensuite bathroom and dressing room; whilst providing ample room for bathing multiple children it also perhaps would take a chandelier and drinks trolley! The landing is approached also by stairs outside the kitchen/breakfast room. A large dual aspect bright bedroom with fireplace backs onto the principal bedroom and next to it a family bathroom. Next comes a sweet, smaller bedroom ideal as a nursery and then a shower room. Turning left along a long corridor you find a further large bedroom, which could be a great children's playroom or teens lounge, plus a smaller bedroom with fireplace. A home office at the very end of the hall, cleverly placed away from the main sleeping accommodation and the social areas of the house, completes this home.

Step Outside

Approached by a long treelined drive, you meet a convenient circular in and out driveway by the house and a wonderful double garage and workshop. These two buildings have the potential to offer ancillary accommodation for multi-generational living with appropriate planning permissions. Rear walled gardens offer a blank canvas for those with vision and creativity, to restore former glory to the lawns and maybe plant traditional flowers like lavender and roses. There is ample room to add a further terrace across the width of the house for entertaining and lazy afternoons, space for children and dogs to run free on, and scope for a traditional kitchen garden, making use of the Keder greenhouse, and whether you're an expert horticulturist, giant vegetable grower, or passionate gardener. Currently a wonderful, covered retreat just outside the conservatory offers space for barbecues, and alfresco entertaining, a sheltered and peaceful environment which has been a favourite spot for the current owners, relaxing with an evening drink and just birdsong for company.









































INFORMATION



On The Doorstep

Redgrave is a traditional Suffolk village with a welcoming community and offers plenty of opportunity to be part of the village lifestyle. The local friendly Cross Keys pub hosts events on the village green including Morris dancing, village Christmas Carols, family barbecues and live music – something for everyone. The well stocked village shop , chapel and church all add to village life here. Local venture Star Wings Events runs events including theatre nights, has a marquee and even a dogs welcome area. The surrounding villages of Rickinghall, Botesdale and Hinderclay all add to the parish community, between them offering takeaways, a hotel, Co-Op, and GP surgery. If getting away from it is more your style there are beautiful nature trails to explore within Redgrave and Lopham Fen, with ponds, wildlife and open fields for dog walking, just enjoying the peace of Suffolk countryside.

How Far Is It To...

The neighbouring village of Botesdale has an excellent primary school and from Redgrave village there is a bus to the renowned Hartismere High School. The bustling market town of Diss is a short drive away offering excellent facilities including supermarkets and independent shopping, pubs, restaurants and tea rooms, high school, sports centre and The Corn Exchange, along with rail links to London Liverpool St in 90 minutes and the cathedral city of Norwich in 17 minutes. Thetford Forest is a short drive away, along with the gorgeous seaside towns of Southwold and Aldeburgh and the Suffolk coast.

Directions:

Proceed from the market town of Diss along the A1066 passing through Roydon and Bressingham. On entering South Lopham turn left opposite the White Horse public house and follow the road into the village of Redgrave. Continue through the village past the village pub and community shop. Turn right at a sign that reads The Pightle. The cottage will be found towards the end of a long drive.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location /// bounty.presenter.swanky

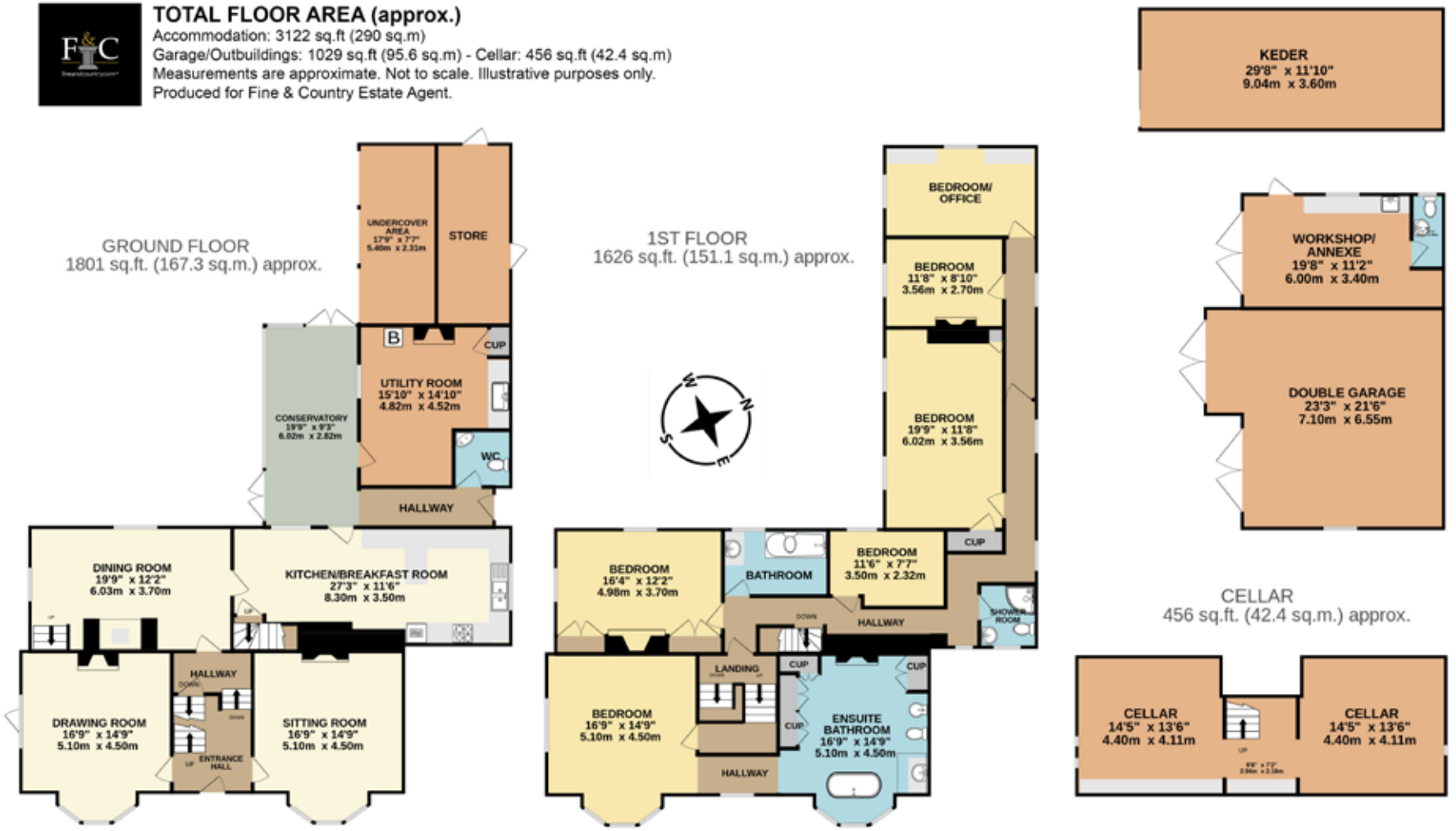
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Mains Electricity, Water & Drainage
Broadband Available – standard and superfast available but please check www.openreach.com/fibre-checker
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TOTAL FLOOR AREA (approx.)

Accommodation: 3122 sq.ft (290 sq.m)
Garage/Outbuildings: 1029 sq.ft (95.6 sq.m) - Cellar: 456 sq.ft (42.4 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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