



# Honeypot Cottage Wickham Road, Thwaite

Eye



Guide Price £725,000  
Minors & Brady

# Honeypot Cottage Wickham Road

Thwaite, Eye

Guide Price: £725,000-£750,000. Sold with no onward chain. Imagine a home where history and modern life coexist effortlessly, where mornings are spent in sun-dappled gardens and evenings beside a glowing open fire. Honeypot Cottage offers just that and more with an opportunity to further develop, given its rare non-listed status. This beautifully thatched home, believed to date back prior to the 16th Century, is set within 1.3 acres of sweeping lawns, mature trees, an orchard and a beautiful wildlife pond; all overlooking rolling Suffolk fields (stms). Inside, spaces flow with ease, from cosy nooks for reading or work, to a kitchen made for casual breakfasts and lively conversation. With flexible bedrooms, including a self-contained annexe for guests or short-term rental, this is a home that adapts to your life, not the other way around. Beyond the walls, the countryside beckons with walks along the Suffolk Way, whilst the nearby village and towns offer a friendly community and easy access to city connections. Honeypot Cottage isn't just a house—it's a lifestyle: a place to slow down, enjoy the seasons, and make lasting memories.

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- Development potential with planning permission granted for the garage and pre-planning approved for development to the rear of the main house and a second property to be built
- Self-contained annexe with an en-suite bathroom, ideal for an office, guest accommodation, independent living for family members, or as a high-quality Airbnb
- Spacious and sociable sitting and dining rooms with exposed beams, brickwork, and a large inglenook fireplace, providing a welcoming heart for family life and entertaining
- Four/Five-bedroom versatile layout including a principal bedroom with en-suite, an additional ground-floor bedroom (office/gym or even additional kitchen), and two first-floor double bedrooms





M&B

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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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## The Location

The property enjoys a delightful semi-rural setting on the outskirts of the charming Suffolk village of Thwaite. Nestled amidst gently rolling countryside, it offers a wonderful balance of peace and accessibility. The village itself is small and picturesque, with a close-knit community, characterful homes, and a relaxed pace of life that perfectly captures the essence of country living. Set back from the road, the property benefits from privacy and calm, whilst being just a short stroll to a popular local gastro-pub, The Walnut Tree, which provides a friendly spot for food, drink, and socialising.

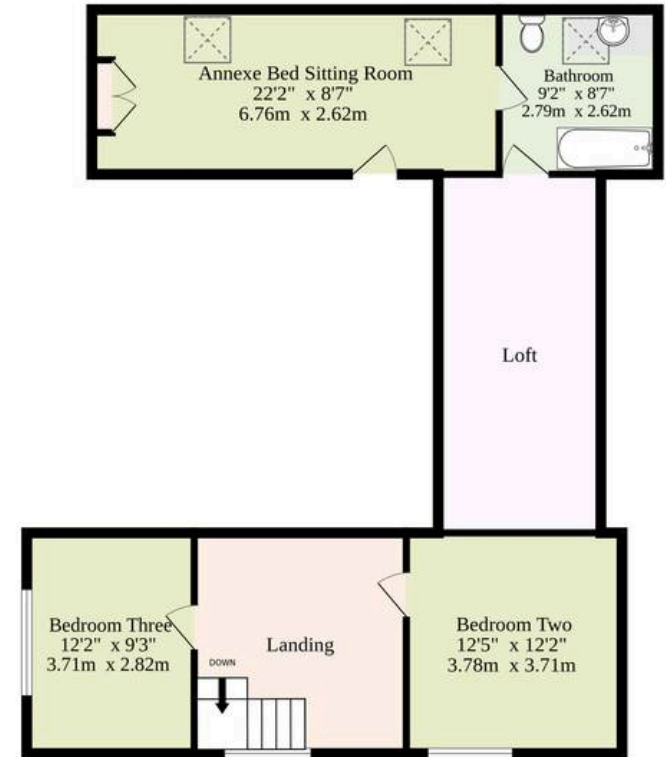
Thwaite is surrounded by beautiful countryside, offering an abundance of scenic walks, quiet lanes, and bridleways to explore. It's an ideal location for those who enjoy outdoor



**Ground Floor**  
1408 sq.ft. (130.8 sq.m.) approx.



**1st Floor**  
884 sq.ft. (82.1 sq.m.) approx.



**TOTAL FLOOR AREA : 2292 sq.ft. (212.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Dreaming of this home? Let's make it a reality



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Meet *Theo*  
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