



Willow Tree Cottage Church Lane, Yaxley

Eye



Minors & Brady

# Willow Tree Cottage Church Lane

Yaxley, Eye

Lovingly owned by the same family for over forty years, this distinctive pink cottage immediately captures attention while offering a highly versatile living arrangement. The property combines a characterful main home with a thoughtfully designed detached annex, creating flexible accommodation suited to a range of needs. Period charm is evident throughout, balanced by practical spaces that support modern day living. The layout allows for multi-generational use, guest hosting, or potential income opportunities without compromising privacy. Generous living areas provide a welcoming environment for both everyday life and entertaining. Outside, established gardens and private outdoor spaces enhance the sense of tranquillity and seclusion. Altogether, this is a rare home that blends individuality, adaptability, and long-standing care in a truly special setting.

- Agents Note

The property is offered as freehold.

It is connected to mains water, electricity, and drainage. The main house is served by oil-fired heating, while the annex benefits from an air-source heat pump.

Please note that the house is of clay lump construction with a sand and cement finish.

Access is via a jointly owned driveway.





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## The Location

This property is situated in the delightful village of Yaxley, a vibrant and welcoming community that perfectly balances the charm of village life with excellent access to nearby towns and cities. Yaxley is known for its friendly atmosphere, where neighbours know each other and there's a real sense of community.

The village has a range of local amenities, including convenience stores, cafes, pubs, and essential services, making everyday life easy and convenient. For families, there are well-regarded schools within easy reach, as well as parks and green spaces where children can play and explore safely.

Yaxley's location also benefits from excellent transport links. Diss is just a short drive away, offering extensive shopping, dining, and entertainment options, as well as rail connections for commuting further afield. The surrounding countryside provides beautiful walks, cycling routes, and outdoor leisure opportunities, allowing residents to enjoy a peaceful, rural feel while remaining close to modern conveniences.

The village also hosts local events and community activities throughout the year, which contribute to a lively, friendly atmosphere and make it an ideal place to settle down. Whether you enjoy a quiet stroll along tree-lined streets, meeting friends at the local café, or taking advantage of the nearby cultural and recreational offerings, Yaxley offers a lifestyle that's both relaxed and well-connected.



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Yaxley, Eye

## Church Lane, Yaxley

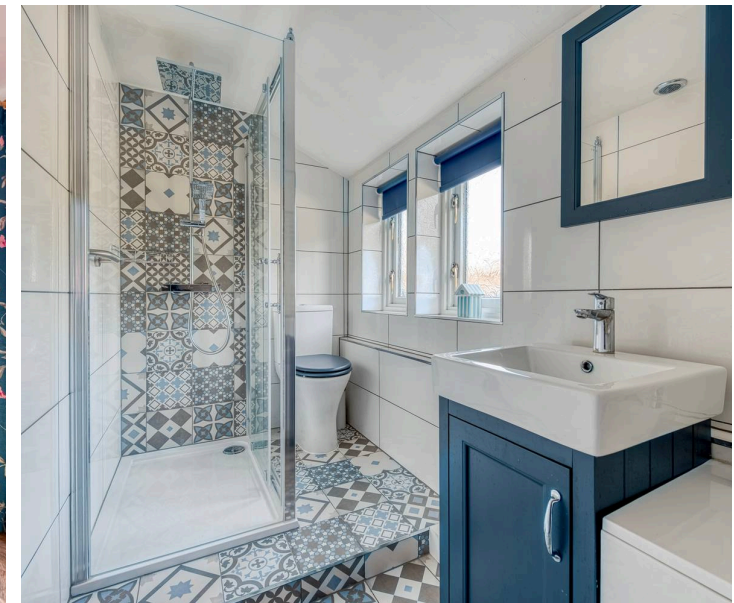
Willow Tree Cottage is a truly enchanting period home, instantly recognisable by its charming pink exterior and dating back to the late 1800s. Lovingly held within the same family for over four decades, this is a rare opportunity to acquire a property that not only offers generous and versatile accommodation, but also carries a genuine sense of history, warmth, and continuity.

From the moment you arrive, the character is undeniable, with the cottage's distinctive colour and timeless appeal setting the tone for what lies within.

The main house welcomes you through a porch entrance into a practical lobby, leading through to a well-appointed ground floor shower room. The sitting room is a particularly inviting space, rich in period features including exposed ceiling beams, brick accents, traditional latch doors, and a striking brick chimney breast with a wooden mantle.

The fireplace forms a natural focal point, perfect for cosy evenings. The large kitchen dining room is both functional and full of personality, featuring further brick accents, solid work surfaces and a traditional Belfast sink, creating a true cottage-style heart of the home. This is a space designed for both everyday living and entertaining, with ample room for a family dining table.

Upstairs, the main house offers three comfortable bedrooms along with a family bathroom, all continuing the cottage's warm and characterful feel.



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Complementing the main residence is a detached, fully self-contained annex, built in 2011. Thoughtfully designed, the annex blends seamlessly with the original cottage, maintaining a consistent charm so that it feels as though it has always been part of the property. Inside, it offers a spacious cottage-style kitchen dining room, a sitting room, and a contemporary shower room featuring stylish mosaic tiling and distinctive navy accents within the sanitaryware, adding a modern yet tasteful contrast.

The annex also provides two additional rooms: one a well-proportioned bedroom, and the second a smaller, flexible space ideally suited as a study, dressing room, or storage. This adaptable layout makes the annex perfect for multi-generational living, guest accommodation, or even potential rental use.

In total, the property provides four to five bedrooms across both dwellings, offering exceptional versatility to suit a variety of lifestyles.

Outside, the grounds are as delightful as the interiors. The mature and established gardens have clearly been nurtured over many years and provide a beautiful, tranquil setting. A well-kept lawn is complemented by blooming plants and thoughtfully planted borders, while a patio area offers the perfect spot for outdoor dining or simply enjoying the surroundings.

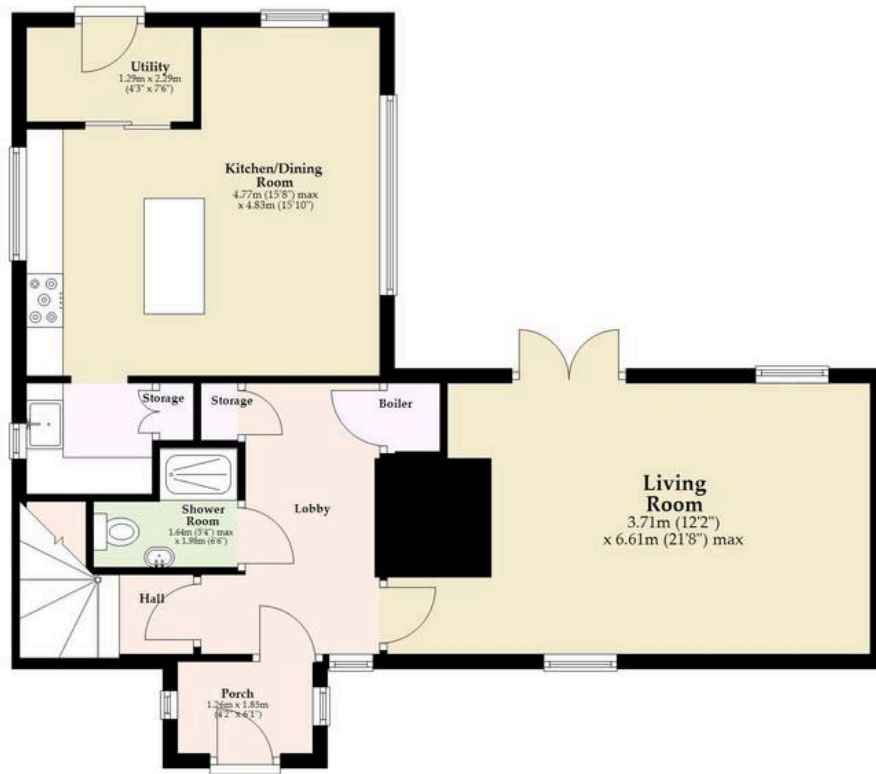
Off-road parking is available via a private driveway, adding further practicality to this charming home.

Willow Tree Cottage is a property that genuinely stands apart, full of character, carefully maintained, and offering a unique combination of period charm and flexible modern living, all wrapped in its beautifully distinctive pink façade.



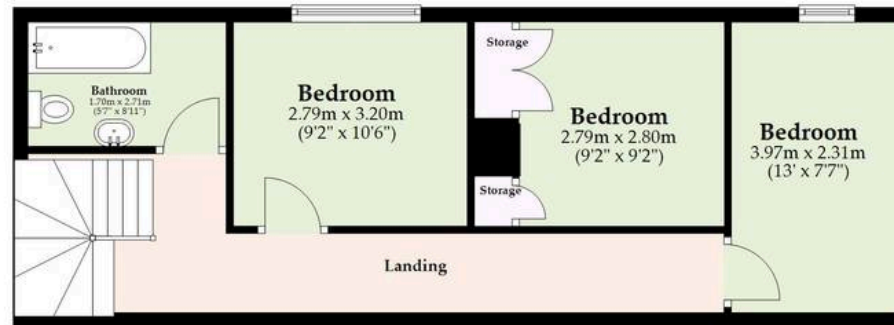
### Ground Floor

Approx. 114.2 sq. metres (1229.6 sq. feet)  
(excluding Porch, Storage)



### First Floor

Approx. 47.4 sq. metres (510.2 sq. feet)



Total area: approx. 161.6 sq. metres (1739.8 sq. feet)

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.

Plan produced using PlanUp.

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