



Thicknesse Cottage The Street, Tuddenham

Ipswich



Minors & Brady

A quintessential Suffolk cottage brimming with period charm, character and countryside appeal. Situated in the sought-after village of Tuddenham St Martin, this delightful Grade II listed home beautifully combines original features with thoughtful modern enhancements. From the striking inglenook fireplace and exposed beams to the stylish shaker kitchen and Victorian-inspired bathroom, the property offers both warmth and practicality in equal measure. Accommodation includes two reception rooms, three bedrooms and versatile spaces ideally suited to modern family life. Outside, a private driveway, detached garage and attractive rear garden provide excellent space to enjoy the peaceful setting. Completing the picture is a substantial summer house, offering flexible use as a home office, studio, gym or hobby room.

- Grade II listed cottage offering an abundance of period charm and character throughout
- Situated within the highly sought-after Suffolk village of Tuddenham St Martin
- Beautiful sitting room featuring an impressive inglenook fireplace with log burner
- Stylish shaker-style kitchen with oak worktops, central island and breakfast space
- Two versatile reception rooms plus a useful study area for home working
- Three characterful bedrooms showcasing exposed beams and cottage features
- Victorian-inspired family bathroom complete with a roll-top clawfoot bath
- Private driveway providing off-road parking alongside a detached garage
- Attractive rear garden with sandstone terrace, lawn and established planting
- Substantial detached summer house ideal as a studio, gym, home office or hobby room





M&B

Thicknesse Cottage The Street

Tuddenham, Ipswich

The Location

Tuddenham St Martin is a sought-after Suffolk village situated to the north of Ipswich, offering an attractive blend of rural surroundings and convenient access to a range of amenities. The village is home to the well-regarded Tuddenham Fountain public house and is surrounded by picturesque countryside, with a network of footpaths and walking routes through the beautiful Fynn Valley making it ideal for those who enjoy outdoor pursuits.

Approximately 2.5 miles away is the popular Fynn Valley Golf Club, which offers an acclaimed golf course alongside the Café Terrace, a popular destination for breakfast, lunch and social gatherings with views across the surrounding countryside. The nearby county town of Ipswich, located around 3 miles away, provides an extensive range of shopping, dining and leisure facilities, together with theatres, gyms, parks and a vibrant waterfront area. Ipswich also benefits from mainline rail services to London's Liverpool Street Station, making the area an attractive choice for commuters.

The historic market town of Woodbridge lies approximately 6 miles to the east and is widely regarded as one of Suffolk's most desirable towns. Woodbridge offers an excellent selection of independent shops, national retailers, cafés, restaurants and public houses, together with leisure facilities, a cinema and the iconic Tide Mill situated on the banks of the River Deben. The town's attractive riverside setting and strong community atmosphere further add to its appeal.



M&B

Thicknesse Cottage The Street

Tuddenham, Ipswich

The Street, Tuddenham

Set along a quiet village lane in the highly regarded Suffolk village of Tuddenham St Martin, Thicknesse Cottage is a truly enchanting Grade II listed home that effortlessly blends centuries of character with carefully considered modern comforts. Brimming with charm at every turn, this delightful cottage offers an idyllic countryside lifestyle whilst remaining conveniently placed for Ipswich, Woodbridge and the beautiful surrounding Fynn Valley.

From the moment you arrive, the cottage presents an irresistible sense of warmth and character. Traditional cottage doors, exposed timbers and period features throughout provide a constant reminder of the property's heritage, whilst sympathetic improvements ensure the home is equally suited to modern family living. The property is set back from the lane and approached via a private driveway, providing off-road parking for several vehicles and access to a detached garage.

Stepping inside, a welcoming entrance hall leads into the beautifully appointed accommodation. The sitting room is undoubtedly one of the home's most captivating spaces, where a magnificent red brick inglenook fireplace takes centre stage. Complete with a log burner, oak mantel and dedicated woodstore, this room provides the perfect setting for cosy winter evenings.



M&B

Thicknesse Cottage The Street

Tuddenham, Ipswich

Exposed beams, parquet flooring, Victorian-style radiators and built-in storage further enhance the room's timeless appeal.

The dining room offers a wonderfully sociable space for entertaining and family gatherings, with further exposed beams and oak flooring continuing the cottage aesthetic. Beneath the staircase, a thoughtfully arranged study area creates a useful space for home working or quieter pursuits, whilst an open connection to the kitchen helps create an easy flow throughout the ground floor.

At the heart of the home lies the charming kitchen/breakfast room. Combining traditional styling with practical design, it features shaker-style cabinetry, oak worktops, a classic Butler sink and a central island providing both additional storage and informal seating. A stable door opens onto the garden, allowing natural light to flood the space and creating a seamless connection between indoors and out.

Exposed timbers and oak flooring reinforce the cottage's character whilst maintaining a bright and welcoming atmosphere.



Thicknesse Cottage The Street

Tuddenham, Ipswich

The first floor continues to impress with three inviting bedrooms, each enjoying individual character and attractive exposed beams. The principal bedroom is particularly generous in size and benefits from fitted wardrobes, an airing cupboard and windows to both the front and rear aspects. The remaining bedrooms provide flexible accommodation for family members, guests or those seeking additional space to work from home. Serving the bedrooms is a beautifully styled bathroom that perfectly complements the property's period credentials. Featuring a traditional roll-top bath with claw feet, Victorian-style sanitaryware and charming period-inspired fittings, it provides a luxurious space in which to relax and unwind.

Outside, the delightful rear garden offers a wonderful extension of the living space. A sandstone terrace immediately behind the cottage provides an ideal spot for morning coffee, summer dining or entertaining guests. Beyond, raised flower and shrub borders frame the garden, while steps lead up to an attractive lawned area that enjoys a pleasant degree of privacy.

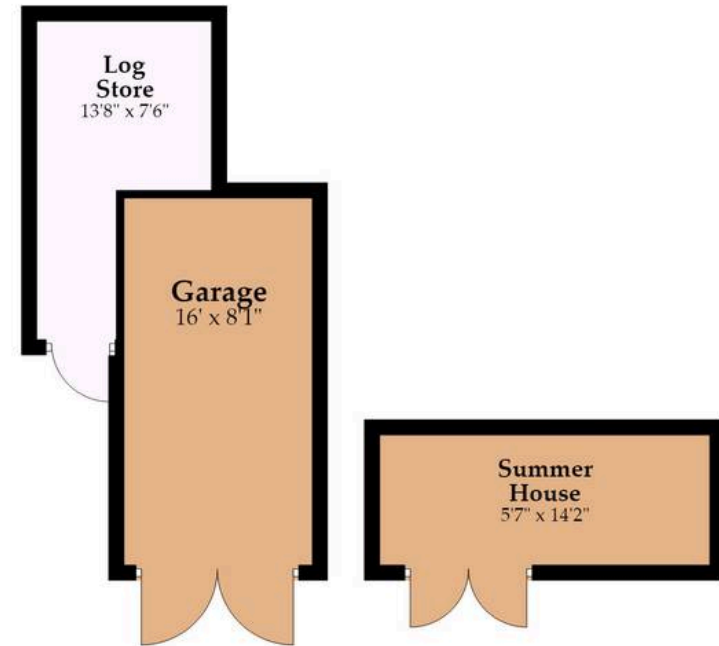
Positioned towards the rear of the plot is a substantial timber summer house, offering excellent versatility. Previously utilised as a gym, studio and home office, it provides an ideal opportunity for a purchaser seeking dedicated workspace, creative pursuits or simply additional recreational space.

Agents Note

This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.



M&B



First Floor
Approx. 501.6 sq. feet



Total area: approx. 1474.1 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.

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



Meet *Stuart*
Branch Manager



Meet *Chelsea*
Property Consultant



Meet *Lee*
Director

Minors & Brady
Your home, our market



burystedmunds@minorsandbrady.co.uk



01284 672200



2 St John's St, Bury St. Edmunds, IP33 1SQ

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk