

# MARSH COTTAGE

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WOODBIDGE • SUFFOLK

Clarke &  
Simpson

 Knight  
Frank





# MARSH COTTAGE

EYKE • WOODBRIDGE • SUFFOLK

*Melton – 2 miles (Ipswich Station from 22 minutes) • Woodbridge – 3.5 miles • Snape – 6.5 miles  
Ipswich – 12.5 miles (London Liverpool Street from 65 minutes) • Stansted Airport – 63 miles • London – 96 miles  
(All distances and times are approximate)*

*‘A picturesque village house in a rural position with  
secondary accommodation’*

**Ground Floor:** Entrance Hall • Drawing Room • Dining Room • Study • Kitchen • Pantry • Utility Room • WC

**First Floor:** Master Bedroom Suite • Four further Bedrooms • One Bathroom

**Outside:** Two Bedroom Cottage • One Bedroom Coach House • Garden

**In all about 1 acre**

**For sale as a whole or up to 2 lots**

**Clarke &  
Simpson**

**Knight  
Frank**

Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.



## SITUATION

Marsh Cottage is set in Eyke's most rural position, tucked away from the village in the Deben Valley. Accessed from The Street, a quiet lane leads down to the property, beyond which are the meadows with wonderful walks and unbroken views from the Property across The Common towards the River Deben which cuts through to the village of Ufford where two excellent public houses are located.

Marsh Cottage is set on the edge of Suffolk Coast & Heaths Area of Outstanding Natural Beauty, in an untapped area of Suffolk which is well placed for connectivity to Woodbridge for schools/commuting or the coastal towns of Aldeburgh and Thorpeness for shopping and dining.

The popular riverside town of Woodbridge is a short drive away and provides a full range of services and facilities as well as sailing, rowing, tennis and golf clubs.

Ipswich can be reached in about 20 minutes and offers a range of shopping, educational, recreational and leisure facilities and a train station with a service to London running in just over one hour. Connection to Ipswich Station is from Melton (2 miles) where there is extensive parking.

**Schools** – There are numerous good schools in the area in both the public and private sector. Notably, Woodbridge School and Framlingham College nearby, Orwell Park, Ipswich High School, Ipswich School and the Royal Hospital School (RHS).

**Dining** – The Unruly Pig, The Crown (Ufford), Deben Inns, Watson and Walpole, Adnams (Southwold), Pinney's of Orford, The Ramsholt Arms, The Sorrel Horse.





## LOT 1 ~ MARSH COTTAGE

Marsh Cottage is an exceptional family home with The Coach House providing secondary accommodation, perfect for extended family or for a nanny.

The paved walkway leads to the charming entrance and once you are inside, the exposed beamed reception hall and stone flooring connects the house from the

drawing room through to the study. The large drawing room with an open fireplace has double doors out onto the large York stone terrace and garden and is a perfect place for entertaining family and friends.

The dining room with pastel Suffolk pink walls offers intimate dining and views out over the garden and surrounding fields. The

dining room leads through to a cosy study and reading room which benefits from an abundance of natural light in the morning. The kitchen can also be accessed from a back door through a utility room and offers huge potential for modernisation and extension, subject to planning permission. The kitchen also has a walk-in pantry.

The first floor benefits from five bedrooms with the principal bedroom enjoying an ensuite bathroom and views over the garden. At the other end of the house is a large bedroom with pretty views, a family bathroom and then there are three bedrooms running along the corridor, perfect for children's bedrooms.





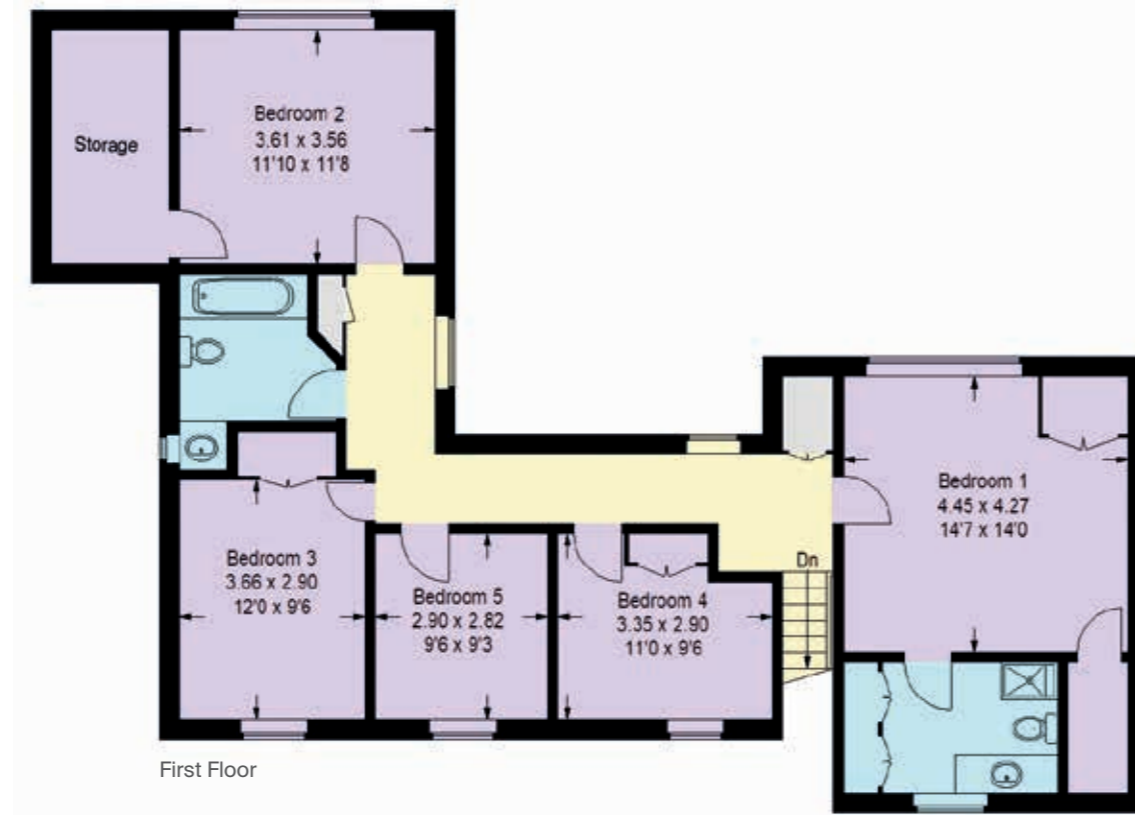
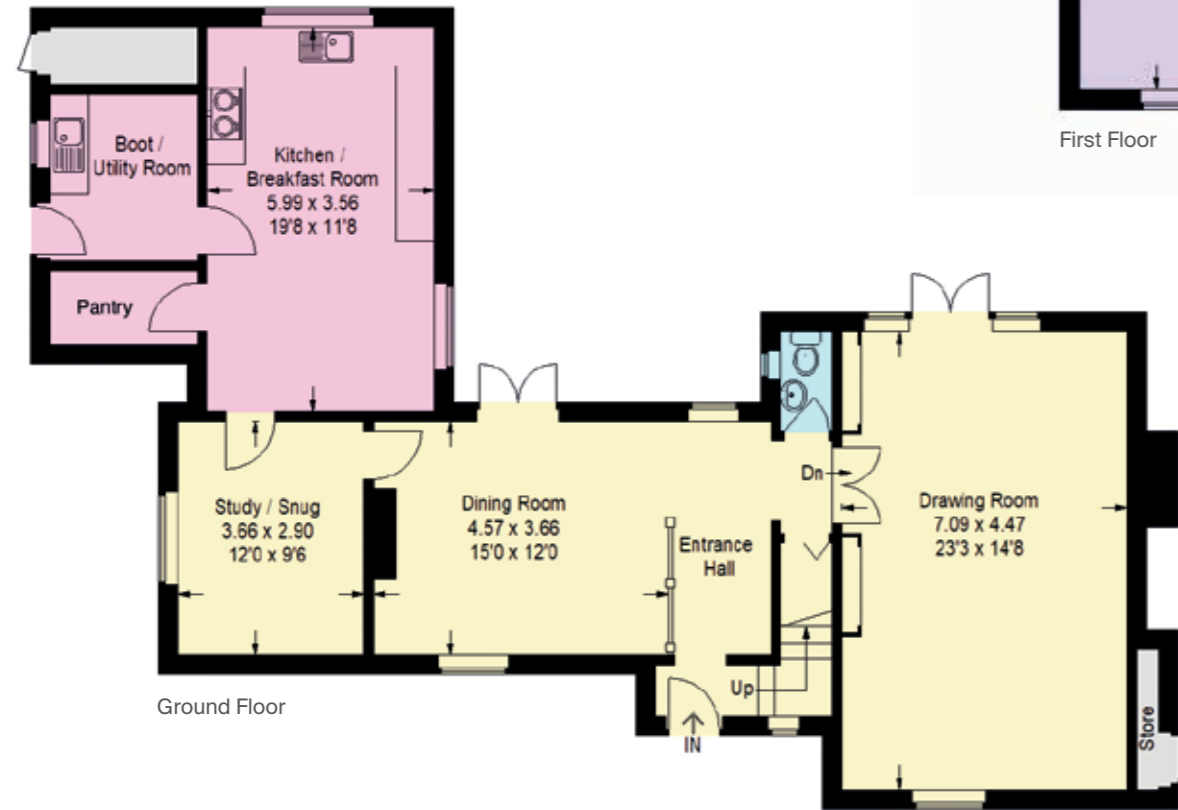




# MARSH COTTAGE ~ FLOOR PLANS

Approximate Gross Internal Floor Area:  
 Marsh Cottage (including store) - 2,324 sq ft (215.9 sq m)  
 For identification only, not to scale.

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage



## GARDENS AND GROUNDS

The house overlooks the garden and paddocks beyond this and offers a private, unspoilt setting in all about 1 acre. The west facing garden offers a perfect spot for family living and entertaining during the summer months. The garden offers ample opportunity for further landscaping and design to support the charming house.



Marsh Cottage showing the Coach House on the left and Stone Cottage on the right



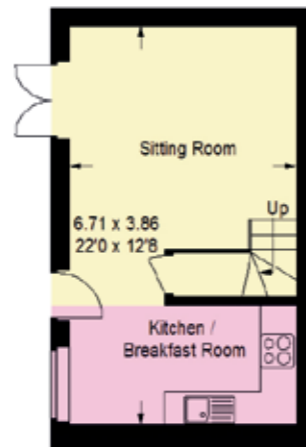


## THE COACH HOUSE

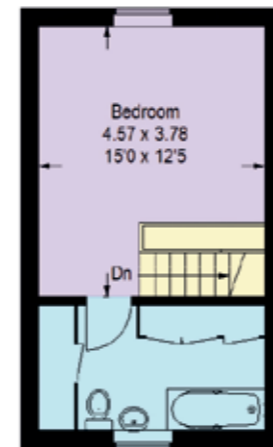
Recently renovated, a short walk to the house, The Coach House has been converted into a holiday let with a bedroom and bathroom upstairs and an open plan kitchen living room downstairs. This property can be used as an additional income stream or additional accommodation for family or guests.



The Coach House



Ground Floor



First Floor

**Approximate Gross Internal Floor Area:**  
The Coach House - 557 sq ft (51.7 sq m)  
*For identification only, not to scale.*

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage



Stone Cottage

## LOT 2 ~ STONE COTTAGE

To the west of the driveway sits a pretty brick and flint 2 bedroom cottage with its own garden and parking area. The cottage is private to the house and is currently vacant but could be used for holiday lets, secondary or staff accommodation.



Ground Floor



First Floor

**Approximate Gross Internal Floor Area:**  
Stone Cottage - 690 sq ft (64.1 sq m)  
*For identification only, not to scale.*

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage







## GENERAL REMARKS AND STIPULATIONS

### METHOD OF SALE

The property is offered for sale freehold as a whole or up to 2 lots with vacant possession by private treaty.

### EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are no footpaths across the property.

### SERVICES

Mains water, drainage, electricity and oil fired central heating.

### LOCAL AUTHORITY

East Suffolk Council.

### COUNCIL TAX BAND

Band D.

### FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items and garden machinery.

### IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP nor Clarke & Simpson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor Clarke & Simpson has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated February 2023. Photographs dated November 2022. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

### PLANS, AREAS AND SCHEDULES

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### EPC RATINGS

The EPCs are attached to the brochure but if they have become detached, please request them from the Vendor's agents.

### VAT

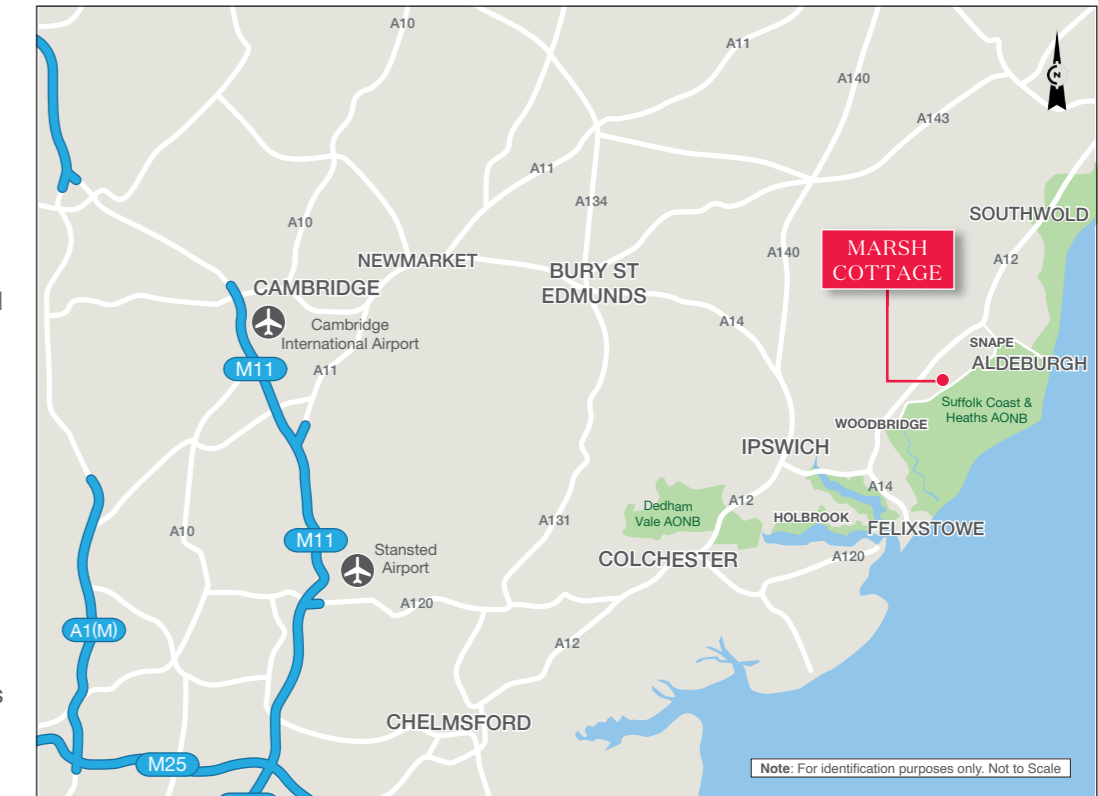
Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

### POSTCODE

IP12 2QF

### VIEWINGS

All viewings are strictly by appointment with the Vendor's agents.



Viewing is strictly by prior appointment. Please contact:

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