



Farfield, Brown Street, Old Newton, Stowmarket, IP14 4PY

welcome to

Farfield, Brown Street, Old Newton, Stowmarket

This charming three-bed cottage with unique layout boasts exposed beams, brick fireplaces with multi fuel stoves and a conservatory. Further complemented by outbuildings, landscaped gardens and stunning field views. A peaceful retreat you don't want to miss out on. Call to view!

Old Newton

Old Newton is a picturesque village located in the heart of Suffolk, England. It is a community rich in history and character, offering residents and visitors a delightful glimpse into rural English life.

The village of Old Newton offers a tight-knit community atmosphere, where neighbours know each other and community events are a key part of village life. The local village hall plays host to a variety of events and activities, from social gatherings to educational workshops, enhancing the communal spirit.

In addition to the village hall, there is a primary school that serves the local children, ensuring a family-friendly environment.

While Old Newton maintains its rural charm, it is not far removed from modern conveniences. The nearby town of Stowmarket provides additional amenities, including shops, restaurants, and transport links. Stowmarket's railway station connects residents to larger cities such as Ipswich, Bury St Edmunds, Norwich and London, making travel convenient for commuters and visitors alike.

Entrance Hall

Solid wood front door and dual aspect window to front, stairs to first floor, exposed beams and wooden flooring.

Living Room

Window to front, brick fireplace and multi fuel stove, exposed beams, built in cupboard, wall lights, radiator and wooden flooring.

Dining Room

Window to front, brick fireplace and multi fuel stove, exposed beams, wall lights, radiator and wooden flooring.

Kitchen

Windows to rear and side, fitted with a range of base units with work surfaces, stainless steel single sink with drainer, ceramic sink with drainer, space for range cooker, fridge, freezer and washing machine, exposed beams, radiator and ceramic tiled flooring.

Pantry

Window to rear.

Lobby

Part glazed door to side and ceramic tiled flooring.

Downstairs Cloakroom

Frosted window to side, fitted with a low level wc and vanity sink with mixer tap, part tiled walls and ceramic tiled flooring.

Conservatory

Windows to two sides, door to rear garden, wall lights and ceramic tiled flooring.





Hall

Stable door to side, window to rear, stairs to first floor, under stairs cupboard and wooden flooring.

First Floor Landing

Exposed beams, radiator and carpeted flooring.

Bedroom One

Window to front, built in cupboard, exposed beams, wall lights, exposed fireplace and carpeted flooring.

Bathroom

Frosted window to side, fitted with a suite comprising a rolled edge bath, low level wc, bidet, shower cubicle and pedestal hand wash basin, exposed beams, wall lights, extractor fan, heated towel rail, part tiled walls and wooden flooring.

Bedroom Two

Windows to front and side, exposed beams and fireplace, airing cupboard, radiator and carpeted flooring.

Shower Room

Window to side, fitted with a suite comprising a shower cubicle, pedestal hand wash basin and low level wc, built in cupboard, wall lights, heated towel rail, extractor fan, part tiled walls and wooden flooring.

Dressing Room

Window to side, fitted wardrobe across one wall, radiator and wooden flooring.

Bedroom Three/Office

Dual aspect window, radiator, wall lights, loft access, vaulted ceiling and wooden flooring.

Front Landing

Doors to bedroom one and bedroom two.

Outside

The property is accessed at the side and leads to the main garden, rear courtyard and front entrance. The main garden is largely laid to lawn and beautifully tended with stocked beds and borders offering a variety of plants, shrubs, flowers and mature trees. There is also a greenhouse, timber summerhouse and vegetable garden. The gardens lead to a further piece of garden which is laid to lawn with mature trees and borders the rear of the plot.

Opposite the main garden is another piece of garden owned by number 1 Farfield currently offering off road parking and a useful outbuilding/garage measuring approximately 18'6 x 16'11 and could suit a number of uses.

A pathway round the property leads to the rear paved courtyard with two garden stores with power. The plot in total extends to approximately 0.4 of an acre (sts).

Agents Notes

The neighbour has pedestrian access over the front garden to enter their property.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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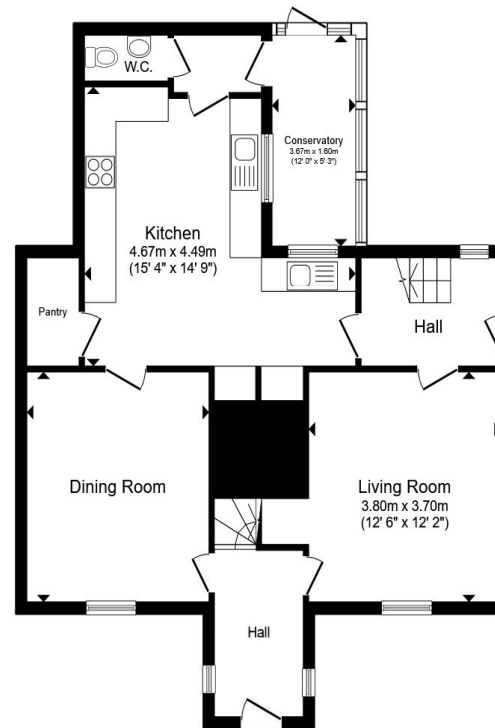


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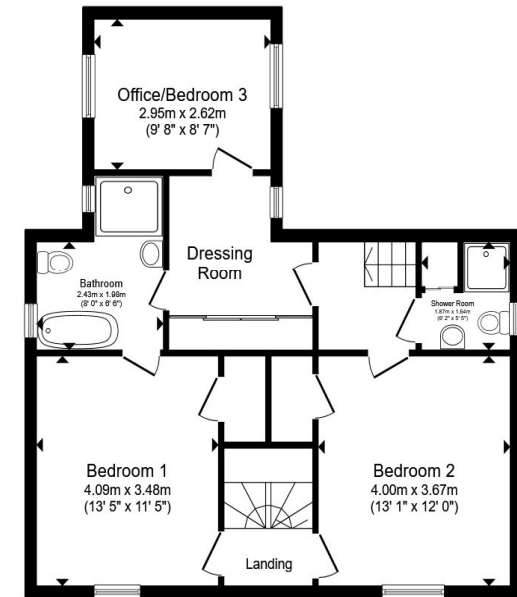
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- Charming character cottage with three bedrooms
- Two receptions & conservatory
- Exposed beams & brick fireplaces with multi fuel stoves
- Quiet rural location & stunning field views
- Landscaped gardens with outbuildings (0.4 acres of land)

Tenure: Freehold EPC Rating: D
Council Tax Band: C



Ground Floor



First Floor

Total floor area 145.1 m² (1,562 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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