

INIGO



Willow Tree Cottage

WILBY, SUFFOLK

SOLD

Full of character, this three-bedroom home sits amidst a third of an acre of mature south-facing gardens in a rural pocket of the Suffolk countryside. Its striking architectural profile marries a double-fronted flint cottage, built in 1800, with a series of modern additions that effortlessly reference the surrounding agricultural vernacular. Inside, a series of dynamic, free-flowing spaces unfold over 1,700 sq ft, with a separate garden summerhouse providing overflow accommodation when needed. Solar panels have been added significantly offsetting energy costs. Diss Station is a short drive away from the house and runs services to London Liverpool Street in 90 minutes. For day-to-day needs, Stradbroke, Laxfield and Framlingham are all close at hand.

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Setting the Scene

The house is surrounded by open farmland, where expansive plains of the unbroken countryside provide glorious vistas. Set discretely behind cast-iron estate railings and buxus hedging and trees, the house has a private, wide-set shingle driveway behind corresponding gates. There is parking for three cars and a carport with a bike shed and a log store.

The main façade is composed of a series of structures: the original cottage is to the right of the plot, with dressings and a chimney stack built with Suffolk White bricks. Flint on the ground-floor level is paired with dark grey-painted weatherboard above. A pantile roof on top unifies old and new elegantly, accented by a wonderful patinated clay crown. Behind, exceptionally planted gardens extend into the fields beyond. The house was recently featured in the June addition of Country Living magazine.

The Grand Tour

Entry is via the front garden, where trees are laden with seasonal offerings of apples and pears. A path leads to a centrally positioned stable door and generous recessed hallway; acting as a background, the space has generous fenestration framing views of the beautiful gardens. The main staircase is on one side, with a separate utility room and shower room beneath.

A Suffolk pamment-tiled floor leads to the open-plan kitchen and dining room, with an open-pitch roof and exposed beams all painted a chalky white. There are casement windows to both aspects and elegant butt-and-bead panelling. A handsome cast-iron wood burner provides a warming focal point. Corian worktops rest above brick-built housings, with a double electric oven and a gas hob inset. Behind a plank door is a separate shelved pantry with additional room for a fridge and freezer.

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A wall of exposed flint belonging to the original cottage leads to the sitting room, which encompasses the entire plan of the structure. Bipartite casement windows face both north and south and look out to the gardens from both aspects. This room is possibly the most characteristic in the entire house; exposed beams are left untreated, lending great strength to the space, and a wood burner in an open hearth warms during the winter months. As is typical with the vernacular architecture of this period, a plank door leads to a box staircase, and what would have been the cottage's original back door leads to the timber-framed sunroom. Here, expanses of glass open to the garden's pond and French doors lead to the terrace.

The three bedrooms are positioned in both the original and newer parts of the house. The first bedroom is en suite and is on the upper floor of the flint cottage. The second bedroom is on the ground floor of the modern addition at the eastern range of the house, though this room could also be used as a second reception room or home office. A wall of floor-to-ceiling glazing invites views of the garden while French windows open to a private brick-paved terrace set beneath a shaded pergola.

The principal bedroom suite is set above, encompassing an exceptionally spacious dressing room with wall-to-wall wardrobing (which could also be used as an additional bedroom space) and leading to the bedroom. Both rooms have French windows leading to Juliet and pergola balconies and are enclosed with shutters; views of the gardens and surrounding landscape are particularly exceptional from these vantage points. A spacious en suite bathroom encompasses a glorious roll-top clawfoot bathtub and separate shower area, which is encased in pale blue mosaic tiles and designed to be hammam-like with a bench and glass door.

The Great Outdoors

The south-facing gardens are exceptionally beautiful, peaceful and private. Designed to encompass several outdoor 'rooms', the gardens lead to one another effortlessly along with a winding plan that culminates in open fields to the very rear. A brick-paved path winds through the gardens, leading from a spacious terrace to a seating area and lawn closest to the house.

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Planting is incredibly diverse and includes roses, peonies, evergreen shrubs, and trees, while seating areas are positioned throughout various points to enjoy the unique views. A spacious summer house has French windows, fast WIFI and a WC with a separate sink; the perfect guest sleeping quarters or home office as the current owners use it. The gardens are also a haven for local wildlife, with deer occasionally making an unannounced appearance. A trickling stream culminates in a large pond beside the house's sunroom.

Out and About

There are countless beautiful surrounding villages and market towns, and plenty of footpaths and quiet country lanes for walking and cycling. Of note are the villages of Fressingfield, Laxfield, Dennington, Worlingworth, Earl Soham, Debenham and nearest to Willow Tree Cottage, the market town of Eye.

Stradbroke, the closest village, is just a five-minute drive away, with multiple amenities, including a doctor's surgery, a post office, a butcher, a bakery, a leisure centre and an excellent general grocery store. Roscoe's at The Ivy House is recommended for dining and drinks. Slightly further away is Laxfield, which has a very well-regarded independent pub called The Low House, passing a farm shop with an honesty box en route. John Hutton in Earl Soham is home to an excellent local butcher and deli.

Framlingham is the nearest town and has plentiful provisors, including excellent antique shops and independent retailers. There is a wonderful pub called The Station and a brilliant Italian restaurant called Watson and Walpole, while The Crown Hotel and The Dancing Goat Café are also recommended.

Slightly further afield, The Suffolk coast is noted both for its beauty and, increasingly, its cultural attractions, including Snape Maltings. Aldeburgh, Southwold and Walberswick are all just 20 miles away, or 35 minutes drive.

Schools within the area are very good. Wilby village has a primary school, as does nearby Laxfield. Stradbroke High School is well regarded, as is Thomas Mills High School in Framlingham. Framlingham College offers co-ed independent education for children aged three to 18.

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Transport connections are very good, with Diss Station a 20-minute drive away, providing direct links to London Liverpool Street in 90 minutes, or a two-hour drive direct to central London. It is also under an hour away by car from the larger towns of Norwich, Bury St Edmunds and Ipswich.

Council Tax Band: A

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.