



**AN ATTRACTIVE GRADE II LISTED COTTAGE WITH ANNEXE AND OUTBUILDINGS, SITUATED IN A BEAUTIFUL RURAL SETTING**

Model Farm, Louse Lane, Hightown Green, Rattlesden, Suffolk IP30 0SY

[bedfords.co.uk](http://bedfords.co.uk)

**Bedfords**

ESTABLISHED 1966

**Model Farm**  
**Louse Lane**  
**Hightown Green**  
**Rattlesden**  
**Suffolk IP30 OSY**

- Rattlesden Village 2 miles
- Stowmarket Mainline Station 5 miles (1.5hrs direct to Liverpool Street)
- Elmswell Station 7 miles (Cambridge, 1 hour)
- Bury St Edmunds 12 miles
- Ipswich 14 miles

SITTING ROOM • KITCHEN/BREAKFAST ROOM • SHOWER ROOM  
3 BEDROOMS • BATHROOM • SELF-CONTAINED ANNEXE • OFFICE  
WORKSHOP (FORMER PIGGERY) • GARAGING • TRIPLE CART-LODGE  
**IN ALL 1.2-ACRES**

Situated in a beautiful rural setting within this small hamlet on the edge of the parish of Rattlesden, Model Farm is an attractive Grade II listed cottage built of traditional timber-frame construction, with rendered elevations under a completely new thatch completed in November 2022.

Believed to date back to the late 15th century and originally built as an open hall house, the property boasts many notable features including the exposed timber frame and inglenook fireplace, whilst enjoying a high degree of natural light throughout and generous ceiling heights for a property of this period.

The property has accommodation arranged over two floors, extending to around 1,600ft<sup>2</sup> comprising rear hall with tiled flooring leading to a shower/cloakroom with tiled floor and shower cubicle, pedestal washbasin and low-level WC.

The large Aga kitchen/breakfast room is a light and spacious room, the 'heart of the home', and is well-equipped with a range of bespoke handmade solid oak units with granite worktop and inset twin Belfast sink, oil-fired Aga and integrated Bosch electric oven/microwave and 4-ring gas hob. There is plenty of space for a table, sofa and a free-standing workstation.

The sitting room has a window to the south and French doors to the west leading to a south facing paved terrace, with an inglenook fireplace and attractive solid wood flooring (recycled from the ballroom of Neasham Hall in Durham).

The first-floor landing is of a good size, with useful eaves storage and space for a desk. The principal bedroom has a westerly aspect with fitted cupboards.

**AN ATTRACTIVE GRADE II LISTED COTTAGE WITH ANNEXE AND  
OUTBUILDINGS, SITUATED IN A BEAUTIFUL RURAL SETTING**

**Guide: £750,000 (Freehold)**





There are two further double bedrooms served by a large family bathroom with exposed chimney breast, vanity washbasin, bath with shower attachment and low-level WC.

### Outbuildings

There are a number of notable outbuildings located to the north of the cottage, providing versatile space for those seeking dual occupancy, working from home or hobbies (there is room for all three).

Extending to around 3,000ft<sup>2</sup> there is a self-contained annexe with a superb, vaulted living area with a wood burning stove, fitted kitchen and bathroom. Adjoining the annexe is a three-bay open cart-lodge, a large former piggery, perfect for using as a workshop, potting shed, further storage and to house additional utilities - or all four, as it is used presently. It leads to an office/studio with another wood-burning stove. To the far northern boundary is a range of garaging. Adjacent to the house is a laundry/kitchen store with slate shelf, traditional sink, space for a freezer and a tiled floor.

### Grounds

Model Farm is approached via a concrete driveway constructed of interlocking blocks originating from the decommissioned Rattlesden WW2 American airbase, now a gliding club, leading to the outbuildings and providing considerable parking space. The setting is idyllic with mature trees extending to 1.2 acres hosting a variety of wonderful trees surrounding the property and apple, plum, damson, pear and cherry trees in the orchard. There are many raised beds, a fruit cage and large polytunnel for those who are looking to grow their own produce.

### Services

Mains water and electricity - Oil fired central heating - Private drainage via a Klargester treatment plant - Broadband speed 49Mb.

### Directions

From the centre of Rattlesden, with your back to the church, proceed south via Rising Sun Hill and into Mitchery Lane; after 2miles at the T junction take a right turn onto Brettenham Road and the next right onto Louse Lane. Model Farm is the first house on the right-hand side.

### Location

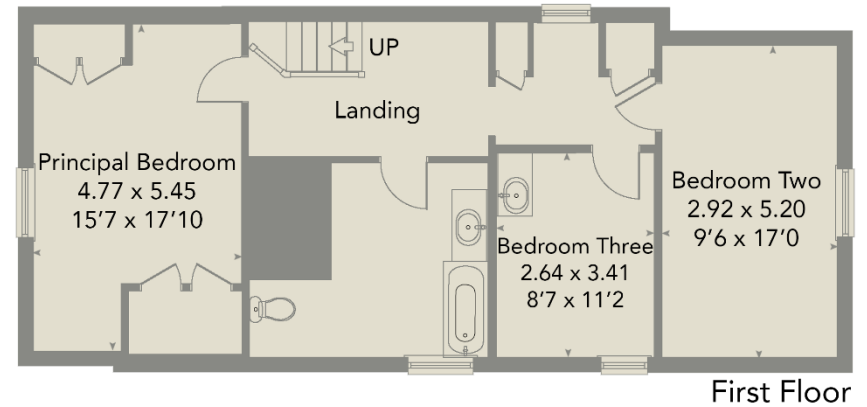
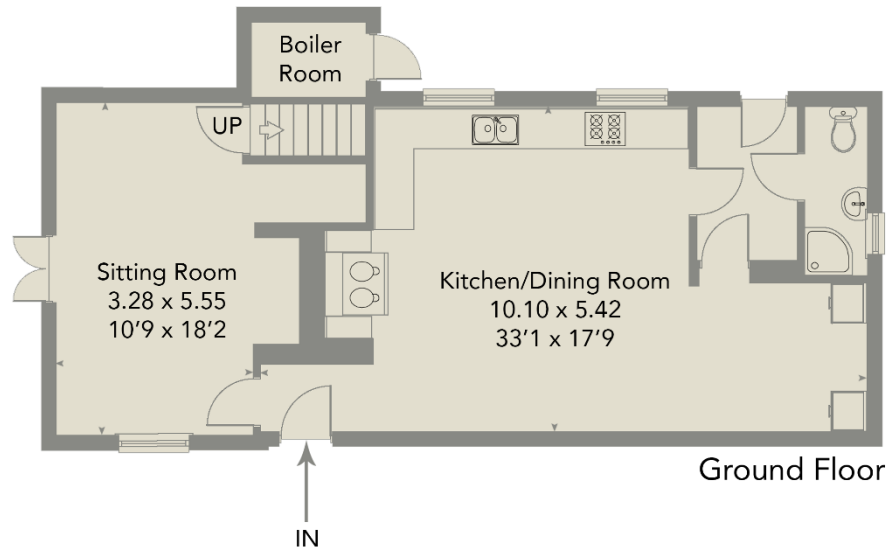
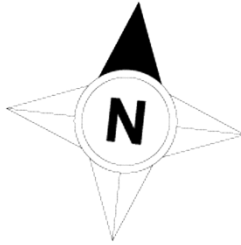
Enclosed by a range of mature trees and hedging with no adjacent neighbours, the setting of Model Farm provides the occupant with a wonderful degree of privacy and seclusion. The hamlet of Hightown Green is 2 miles from the historic village of Rattlesden which provides everyday amenities including the Community Shop run by volunteers, a post office, preschool and primary school, village hall, sports pavilion and playing fields, two historic village inns; one a free-house, The Five Bells and The Brewers Arms, a Gastro Pub with an award winning reputation, a Baptist Church and the magnificent Church of St Nicholas.

Rattlesden is situated between the towns of Bury St Edmunds and Stowmarket, the latter offering a main line rail link to London Liverpool Street and the nearest station, Elmswell has a direct line to Cambridge.

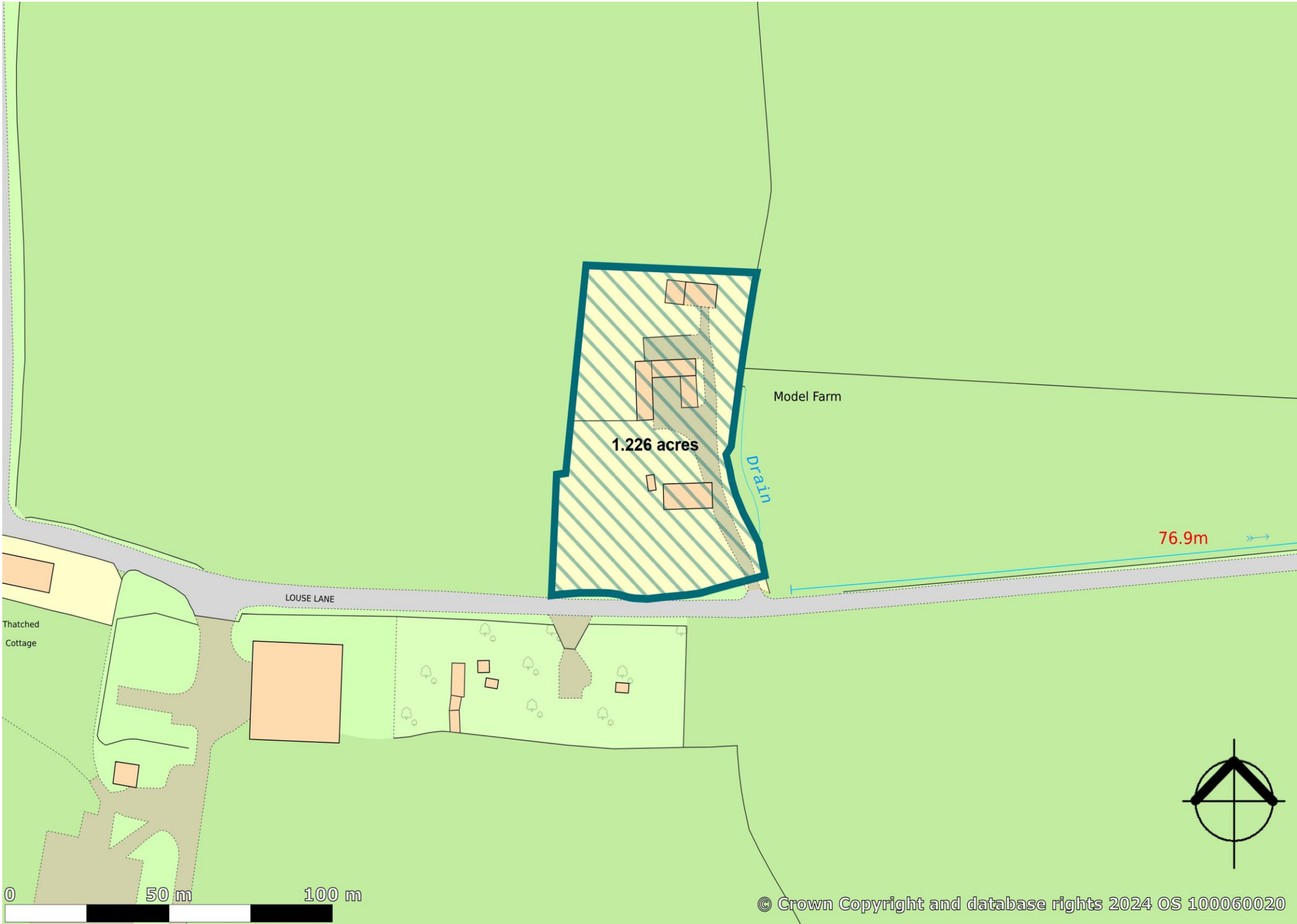
**What3words: worlds.indulges.begins**



Approximate Gross Internal Area = 150 m<sup>2</sup> / 1614 ft<sup>2</sup>  
Laundry Room = 6 m<sup>2</sup> / 65 ft<sup>2</sup>  
Total = 156 m<sup>2</sup> / 1679 ft<sup>2</sup>  
For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Produced on behalf of Bedfords Estate Agents © 2023



1.226 acres

Model Farm

Drain

LOUSE LANE

76.9m

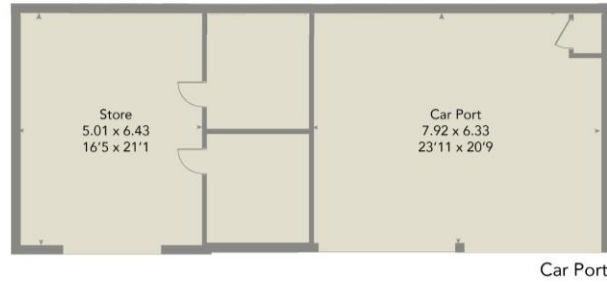
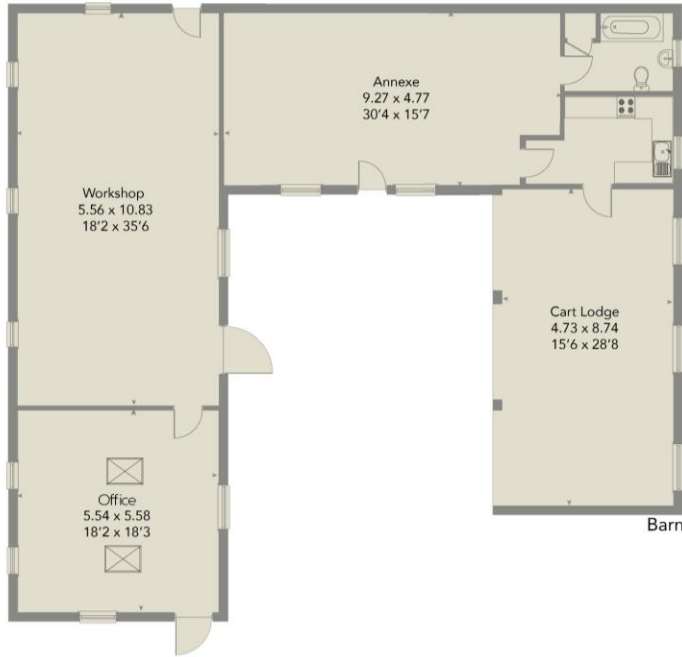
Thatched Cottage

0 50 m 100 m

© Crown Copyright and database rights 2024 OS 100060020



Barn = 193 m<sup>2</sup> / 2077 ft<sup>2</sup>  
 Car Port = 102 m<sup>2</sup> / 1098 ft<sup>2</sup>  
 Total = 295 m<sup>2</sup> / 3175 ft<sup>2</sup>  
 For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



**Bedfords**  
ESTABLISHED 1966

15 Guildhall Street, Bury St Edmunds, Suffolk IP33 1QD | 01284 769 999 | BEDFORDS.CO.UK