



# MORPHEW'S COTTAGE

Nedging | Suffolk



Chapman Stickels

# MORPHEW'S COTTAGE, NEDGING ROAD, NEDGING, SUFFOLK, IP7 7HH

Hadleigh – 5 miles  
Bildeston – 1.3 miles  
Needham market – 8.5 miles

- Entrance hall • Kitchen / breakfast room • Sitting room •
- Ground floor shower room • Garden room • Boiler room / store •
- Landing • Three bedrooms • Bathroom • Private gardens •
- Off-road parking • In all, about 0.2 acres •

## The Property

Historically forming part of a neighbouring farm, Morphey's Cottage has been owned by the same family since mid 1950's.

This part thatched and pantiled cottage probably dates from the mid-18th century, but despite its historic charm the property is fortuitously unlisted.

Despite the considerable amount of renovation works required, the property offers considerable scope to improve and modify, and such opportunities nowadays are particularly scarce.

Covering some 1,100 sq.ft, the core accommodation provides a full-width kitchen / breakfast room with pantry, and a notably spacious sitting room with inglenook fireplace. Via a central front landing are three bedrooms (two of which are full width) and a bathroom.

Arguably the property's main asset is its position, which is located along a minor country lane (Nedging Road). Bound by established field hedges, the gardens are principally to each side of the cottage (north-east and south-west) where the latter forms the main part. Providing complete privacy, rural views are enjoyed to all sides, but more notably beyond the entire western boundary - which provides far-reaching vista over undulating countryside.

In all, the property covers some 0.2 acres.

## Location

Nedging is a quaint rural hamlet located in the parish of Nedging-with-Naughton, which is a sprawling rural village with numerous clusters of properties of different ages and types. The picturesque village green of Naughton with its charming Wheelhouse pub is only 2 miles away.

## REQUIRING MODERNISATION - AN UNLISTED DETACHED COTTAGE OCCUPYING A WONDERFUL RURAL SETTING WITH FAR-REACHING VIEWS



The nearby village of Bildeston is located 1.3 miles to the north, offering a good selection of day-to-day amenities including the excellent Bildeston Crown pub and restaurant, doctor's surgery, the village stores and post office and a further pub (The Kings Head).

**Services**  
Mains water and electricity. Oil-fired heating. Private drainage - Septic tank

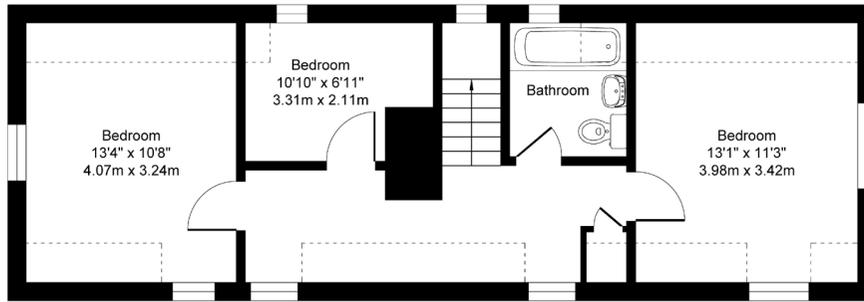
**EPC**  
Current rating: E (46) Potential: D (67)

**Local Authority and Council Tax**  
Babergh & Mid Suffolk District Council  
Band D - (2026)

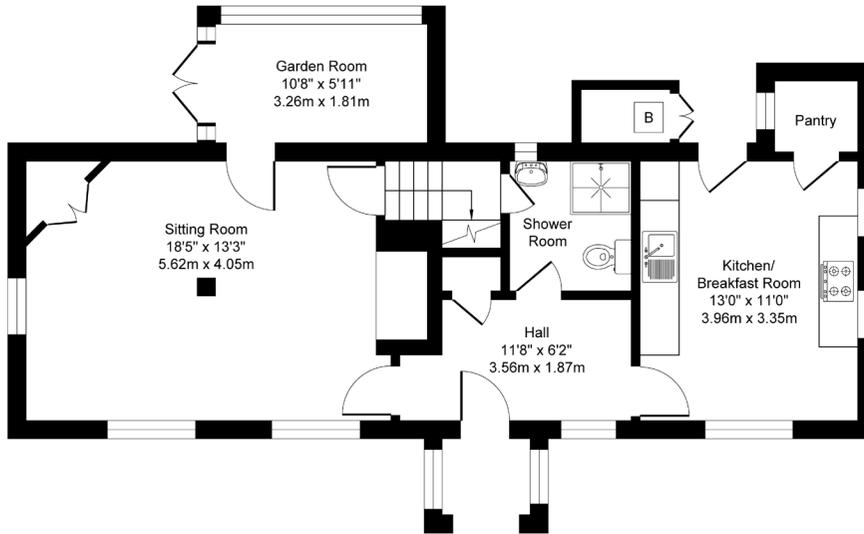


# Morphew's Cottage, Nedging Road, Nedging, IP7 7HH

Approximate Floor Area  
Main House - 1109 sq. ft / 103.07 sq. m



First Floor



Ground Floor

Illustration for identification purposes only, measurements approximate, not to scale. Copyright



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