



Ixworth Road, Great Barton, Bury St. Edmunds, IP31 2PU

Guide Price £250,000

Enjoying a rural but yet not isolated position, this characterful cottage boasts outstanding far reaching views over the open countryside. Presented in an excellent decorative order and set upon a generous size plot with large workshop and good off-road car parking space.

- Far reaching rural views
- Large Gardens
- Workshop
- Formerly a 3 bedroom property
- 0.11 acre plot (sts)
- Council Tax Band B
- Freehold
- Energy Efficiency Rating E.



Property Description

Situation

Set back from the road the cottage stands upon a prominent position with outstanding views over the surrounding rural countryside, lying just 3 or so miles to the east of Bury St Edmunds. Great Barton offers a range of facilities with primary school, village hall, petrol station/shop and post office. The historic market town of Bury St Edmunds offers an extensive and diverse range of many day to day amenities and facilities.

Description

The property is believed to have been built in the early 1900's and of traditional construction for the time and having formerly been one of a pair of farm workers cottages. In the current vendors time of occupation the property has been much enhanced and upgraded, now heated by a new LPG gas fired combination boiler via radiators, (only installed in December 2022) coupled with replaced sealed unit upvc double glazed windows and connected to a modern Tricel Novo for drainage, (only installed 2 years ago).

Externally

The cottage is set upon a generous size plot in the regions of .11 acres (sts) with good off-road parking to the front upon a brick weave driveway. Mature and well established gardens are found to the rear being well stocked and offering an abundance of colour and charm during the summer months. The second area of gardens leads through to a vegetable patch and greenhouse attached to the large timber workshop (measuring 23' 1" x 12' 3" (7.04m x 3.74m) with double doors to side, power/light connected, concrete base and pit).

The rooms are as follows

ENTRANCE PORCH: Access via storm porch to front. So door giving access through, stairs rising to first floor level and reception room one to side.

RECEPTION ROOM ONE: With window to front. A light, bright and airy room with the particular focal point being the open fireplace to side, (being a working fireplace) and deep under stairs storage cupboard opposite.

RECEPTION ROOM TWO: With window to the side aspect enjoying rural views over the farmland. Fireplace to side (currently not usable as a fireplace). Built-in storage cupboard housing the boiler and access through to the kitchen.

KITCHEN: With window to the rear aspect with views over the rear gardens. The kitchen offers a good range of wall and floor unit cupboard space with roll top work surfaces, inset stainless steel sink with drainer and mixer tap. Space for white goods etc. Inner hall to side with good space for shoes and coats and access to the bathroom and conservatory.

BATHROOM: Frosted window to rear. Being a matching three piece suite in white with panelled bath, shower attachment, low level wc, wash hand basin and heated towel rail.

CONSERVATORY: With upvc door to the front aspect. Sliding doors opposite giving access onto the rear gardens.

FIRST FLOOR LEVEL: LANDING: With access to bedrooms one and two. Window to side giving elevated views over the rural countryside.

BEDROOM ONE: With 2 windows to the rear aspect and having formerly been two separate rooms now open to one large principle bedroom. Outstanding rural views to the rear over the surrounding countryside. Large built in wardrobes.

BEDROOM TWO: Window to the front aspect. Again enjoying far reaching views. Built-in storage cupboard to side. Being a double bedroom

OUR REF: 8241



Viewing Arrangements

Strictly by appointment

Contact Details

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