Ingham Road, West Stow, Bury St. Edmunds

Sheridans

Ingham Road, West Stow, Bury St. Edmunds IP28 6EX

Offers Over £425,000

An outstanding semi detached extended cottage providing a deceptive level of charming accommodation in the heart of the stunning village of West Stow.

Built approximately 200 years ago and updated in more recent years with improvements including an impressive rear extension incorporating an original Victorian wash house, this picturesque Grade II listed semi detached cottage, provides a surprising level of charming accommodation extending to more than 1700 sqft retaining a wealth of original features and is brimming with personality and character. The cottage stands within delightful well stocked gardens with driveway and double garaging and is situated in the heart of one of the areas most treasured villages. Therefore, a viewing is highly recommended.

The accommodation comprises of a part glazed reception hall/garden room, creating a light and airy link between the original cottage and the more recent extension and wash house conversion. This room is also used as a breakfast room and enjoys views of the enclosed the courtyard garden. The kitchen is fitted with a range of units with space for appliances and a walk in pantry. The triple aspect study is a flexible room and the separate dining room is an ideal reception for entertaining with a wealth of exposed beams and large Inglenook fireplace. Situated off the dining room is the bathroom and stairs to first floor. The large sitting room is a delightful space for relaxing in front of the wood burning stove and offers good ceiling height and windows to side and rear. The ground floor accommodation is completed by a guest bedroom with door to courtyard and an adjoining shower room.

On the first floor is a small landing leading to the two bedrooms and en-suite shower room. Both bedrooms retain original features including exposed beams and have built in wardrobe cupboards.

Outside
The cottage is approached along a driveway providing vehicle parking and access to the detached double garaging. The south facing gardens are a delightful feature being stocked with an abundance of flowering plants, shrubs, various fruit trees, a wildlife pond and beech hedging. There is also an enclosed courtyard garden creating a further unique feature.

Location
The cottage enjoys a delightful setting at the edge of the village and is within a stones throw of the endless forest walks. West Stow is a unique and unspoilt village situated only five miles to the north west of Bury St Edmunds. The village is well known for the superb West Stow Country Park (a recreated Anglo Saxon Village), and the wonderful walks through the forest. The village is conveniently positioned for Culford School (within a short walk on a public foothpath through ancient parkland), and for access to the main road networks linking to Bury St Edmunds, Cambridge and London via the M11 Motorway.

Directions
When proceeding through the village along Ingham Road from the direction of Fornham/Bury St. Edmunds, the cottage will be found on the left hand side just after the village sign and the turning for Icklingham Road.

Services and agents note
Mains electricity, water and drainage. Oil fired radiator central

- Picturesque country cottage in a treasured villages
- Charming south facing gardens
- Driveway providing ample parking, double garaging
- Wealth of original features
- Grade II listed, accommodation extending to just over 1700 sqft
- Sitting room with wood burner
- Kitchen, pantry
- Dining room, study
- Three bedrooms (including ground floor guest bedroom)
- Two shower rooms, family bathroom

heating. Council Tax Band D.
Agents note: Grade II listed. Conservation village.
Council Tax: West Suffolk Band: D
Broadband speed: Up to 71 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Surface Water - Very Low Risk. Rivers & The Sea - Very Low Risk

Ingham Road, West Stow, England, IP28

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.