The Street, Shimpling, Bury St. Edmunds

Sheridans

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Offers Over £425,000

A particularly charming and exceptionally well-presented semi-detached period cottage, displaying a wealth of character and enjoying delightful gardens, situated within the highly regarded village of Shimpling.

Primrose Cottage is a most attractive home, Grade II listed as being of particular historical and architectural interest, offering beautifully balanced accommodation enriched with an abundance of original features. Externally, the property is immediately appealing, with its mellow rendered elevations, traditional tiled roof and charming approach via a gravel driveway framed by mature planting.

The sitting room is a wonderfully atmospheric space, showcasing exposed wall and ceiling timbers alongside an impressive inglenook fireplace fitted with a wood-burning stove, creating a warm and inviting focal point. Leaded-light windows and doors open onto the garden and allow excellent natural light to flood the room, enhancing the sense of character and connection to the outside.

A separate snug provides a cosy secondary reception area, ideal for quieter moments or use as a study. To the front of the property, situated within the original converted church room, the kitchen/dining room forms a particularly striking and sociable space, with vaulted ceilings, stunning limestone flooring, exposed beams and a range-style cooker complementing the country-style cabinetry. This area offers ample room for entertaining and daily living alike, with original double doors providing direct access to the front gardens.

The ground floor also benefits from a well-appointed shower room featuring attractive tiling and traditional-style fittings, together with a utility room and an additional double bedroom with potential for an en-suite, providing flexibility for guests.

Accommodation continued

On the first floor, the cottage continues to impress with two further bedrooms. The principal bedroom is especially noteworthy, being dual aspect and displaying many exposed timbers, creating a beautifully characterful and intimate space. A further bedroom is presented in a fresh and tasteful style, completing the well-balanced accommodation.

Outside

The cottage enjoys delightful gardens which are a true feature of the property. The grounds have been thoughtfully arranged to provide a series of charming outdoor spaces, including a sheltered courtyard adjoining the house, ideal for al fresco dining.

Beyond, the gardens extend into areas of lawn bordered by well-stocked flower beds, mature shrubs and established planting, providing colour and interest throughout the seasons. A seating area enjoys a pleasant outlook across the garden, creating an ideal setting for relaxation.

To the front, a gravel driveway provides off-road parking and is enclosed by mature hedging, contributing to the property's attractive and welcoming approach.

Location

Shimpling is a picturesque and sought-after Suffolk village, surrounded by undulating countryside yet conveniently placed for the historic market town of Bury St Edmunds and historic villages of Long Melford and Lavenham. Bury St Edmunds offers an excellent range of schooling, shopping and recreational amenities, while the surrounding area provides an abundance of rural walks and pursuits.

- Charming semi detached grade II listed period cottage
- Beautifully presented throughout
- Wealth of character including exposed beams and inglenook fireplace
- Sitting room with wood-burning stove
- Separate snug/study
- Impressive vaulted kitchen/dining room
- Three bedrooms (including ground floor flexibility)
- Stylish ground floor shower room and utility
- Attractive, well-established gardens
- Gravel driveway with off-road parking

Services

Mains electricity, water and drainage. Heating - Oil
Council Tax: Babergh Band: C
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Low risk (source gov.uk)

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.