High Street, Ixworth, Bury St. Edmunds

Sheridans

High Street, Ixworth, Bury St. Edmunds IP31 2HJ

Offers Over £475,000

Offered to the market with no onward chain, this Grade II listed home offers approximately 2,140 sq ft of beautifully proportioned living space. Occupying a prominent position in the heart of a thriving Suffolk village, the property is rich in character and timeless appeal, evoking the rustic elegance of a traditional French farmhouse while retaining an abundance of historic charm. Constructed of painted brick beneath a tiled roof, the property presents an exciting opportunity for sympathetic updating, allowing a purchaser to create a truly exceptional family home. Approached via a shared driveway leading to the detached garage, the property is further complemented by a private walled courtyard and rear garden.

A private walled courtyard provides a charming approach to the property, opening into a spacious entrance hall/boot room that serves as a practical everyday entrance, with direct access to the rear garden and an adjoining cloakroom. At the heart of the home is the impressive kitchen/dining room, a wonderful space designed for both everyday family life and entertaining. Featuring attractive pamment tiled flooring, an Aga, a range of fitted units with slate work surfaces, and ample room for a large dining table and additional seating, it provides a warm and sociable hub of the home. Double doors open into the sun room, which enjoys further doors leading directly onto the rear garden. The generous sitting room is full of character, with wooden flooring, a striking fireplace incorporating an inset wood-burning stove, double doors opening onto the courtyard and stairs rising to the first floor. A second reception room offers excellent versatility and is enhanced by a feature cast iron fireplace and further direct access to the courtyard.

Combining versatile accommodation and outstanding potential, this is a rare opportunity to acquire a distinctive elegant home.

Upstairs, the landing includes an airing cupboard and leads to the well-proportioned bedrooms. The principal bedroom benefits from an en suite bathroom and overlooks the rear garden. Please note that the fourth bedroom is accessed through a bedroom, perfect as a nursery or dressing room. The family bathroom has been elegantly updated and features a freestanding Victorian-style roll-top bath, separate shower cubicle, vanity unit and WC.

Outside

Outside, the private walled courtyard offers a peaceful setting for al fresco dining and relaxation with a distinctly Mediterranean feel, while the fully enclosed rear garden is planted with an abundance of mature shrubs, trees and plants, creating a secluded and tranquil environment. Further benefits include a useful store, separate boiler room and detached garage with an up-and-over door and courtesy access to the garden.

Directions

When entering Ixworth from the A143, proceed along the High Street, where The Coach house will be found further up on the left hand side.

Location

Enjoying a prominent position in the heart of the thriving village of Ixworth, the property is within easy reach of an excellent range of local amenities, including village hall, recreation ground, a doctor's surgery, schools, a village shop, takeaways and two public houses. The historic market town of Bury St Edmunds is approximately 7 miles away, while Stowmarket and Diss, offers a mainline rail service to London, making the village well placed for both everyday convenience and commuting.

- CHAIN FREE
- Detached Grade II listed home
- 3 reception rooms
- 2 bathrooms
- Double bedrooms
- Wealth of period features
- Detached garage
- Impressive courtyard to garden
- Rear garden and sunroom

Services

Mains electric, water and drains are connected. Oil fired central heating.

Council Tax: West Suffolk Band: F

Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk

Please note the property is potentially subject to a flying freehold and in a Conservation area.

GROUND FLOOR

TOTAL FLOOR AREA : 2142sq.ft. (199.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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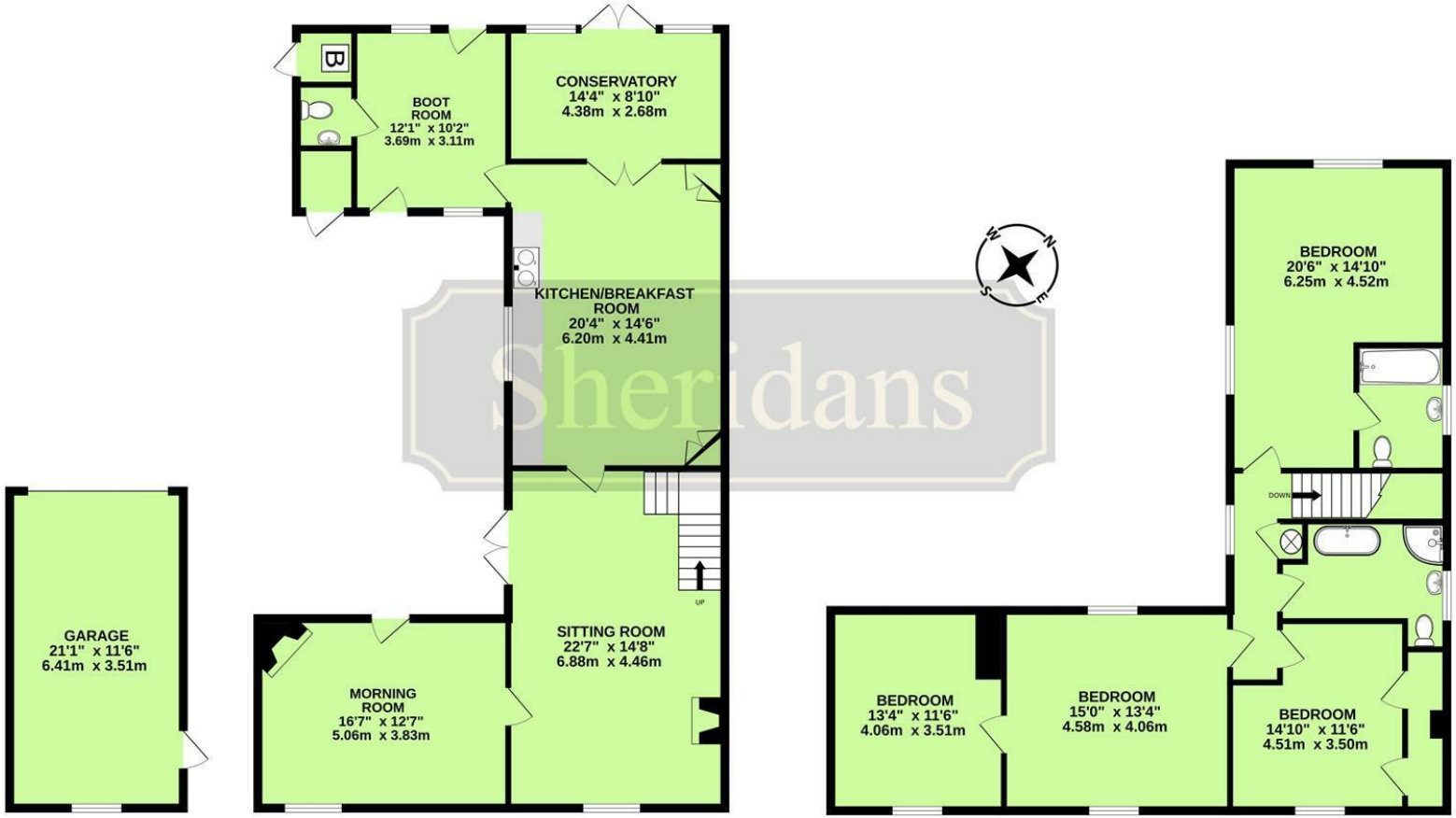
1ST FLOOR



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.

Sheridans Estate Agents

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The Property Ombudsman

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