School Road, Risby

Sheridans

School Road, Risby IP28 6RQ

Guide Price £675,000

Unique detached house providing flexible living situated within the heart of the highly sort after village of Risby. The Coach House is a substantial detached residence of considerable character displaying attractive flint and brick elevations beneath a tiled roof, complemented by later additions that have created a uniquely versatile family home extending to approximately 2,200 sq.ft.

Believed to date from the mid-19th century, with a sympathetic single-storey extension added in 2000, the property offers an appealing combination of period charm and adaptable accommodation, ideally suited to modern family living, multi-generational occupation or those seeking the convenience of substantial ground floor accommodation.

A particular highlight of the property is the series of generous reception rooms which provide exceptional flexibility for both entertaining and everyday life. The impressive sitting room is a room of excellent proportions extending to over 25 feet in length and centred around a striking brick Inglenook style fireplace with substantial oak bressummer beam and inset wood-burning stove. Large windows and glazed doors draw natural light into the room whilst enjoying attractive views across the gardens.

At the heart of the home lies a magnificent garden/dining room which creates a wonderful connection between the principal reception rooms and the outside space. Featuring a vaulted ceiling with roof lights, exposed flintwork, stone flooring and extensive glazing, this outstanding space is flooded with natural light throughout the day and provides an ideal setting for dining, entertaining or simply enjoying the surrounding gardens through the seasons.

The kitchen is fitted with a range of traditional-style cabinetry beneath tiled work surfaces and adjoins a useful utility room. Beyond lies a comfortable family room which provides additional informal living accommodation and creates a natural hub for family life.

The bedroom accommodation is both generous and adaptable. The substantial principal bedroom suite occupies its own wing on the ground floor and benefits from extensive fitted wardrobes, together with a large en-suite shower room. A further ground-floor double bedroom, which could also serve as an additional reception room or study, and an adjacent shower room offer excellent flexibility for guests, dependent relatives, or those seeking predominantly single-level living. To the first floor are two additional double bedrooms, enjoying views over St Giles church and gardens, and served by a well-appointed family bathroom.

Outside

Outside, electric wrought-iron gates open onto a private driveway, providing extensive vehicle parking and access to the detached garage. Mature trees, hedging and established planting create a pleasant degree of privacy and seclusion. The rear garden is principally laid to lawn and provides an attractive setting for outdoor entertaining and family enjoyment, whilst enjoying the backdrop of the historic Norman tower of St Giles' Church, Risby.

Location

Risby remains one of the area's most sought-after villages, situated approximately three miles west of Bury St Edmunds and enjoying excellent access to the A14. The village benefits from a strong sense of community whilst the nearby cathedral town provides an extensive range of educational, recreational and shopping facilities together with mainline rail connections to Cambridge, London and beyond. The village has a thriving pub, Risby Barns artisan shops & garden centre, a village hall & green for football & cricket teams and a primary school.

- Individual detached residence of considerable charm and character
- No onward chain
- Over 2,200 sq.ft. of highly adaptable accommodation
- Exceptional vaulted dining/garden room overlooking the gardens
- Elegant sitting room with Inglenook fireplace
- Four well-proportioned bedrooms and three bath/shower rooms
- Ground floor principal bedroom suite with extensive fitted wardrobes and en-suite
- Mature gardens affording privacy and seclusion and church views
- Private gated driveway parking, garaging
- Attractive flint and brick elevations beneath a traditional tiled roof

Services

Mains electricity, drainage and water. Heating - Oil boiler
Council Tax: West Suffolk Band: E
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk

GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 2239sq.ft. (208.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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.

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