THE
Mortimer
& Gausden
PARTNERSHIP

2 Bury Road, Depden,
Bury St. Edmunds, IP29 4BP

Guide Price
£375,000

A Charming & Quaint Cottage, Occupying Significant Grounds!

Nestled in the village of Depden, just a short drive from Bury St Edmunds, this charming three-bedroom, Grade II listed cottage, occupies an enviable plot of approximately 0.85 of an acre, offering an idyllic blend of character, space and countryside living.

Surrounded by mature gardens and open skies, the property enjoys a wonderful sense of privacy while remaining well connected to nearby amenities. The cottage itself exudes charm, with well-proportioned accommodation perfectly suited for those seeking a tranquil rural retreat, whilst remaining practical.

The generous grounds provide extensive lawned areas, established planting, a pond, two wells and exciting potential for further landscaping or outdoor entertaining spaces, subject to the permission. Whether enjoying peaceful mornings overlooking the garden or hosting summer gatherings with friends and family, this delightful home offers a rare opportunity to embrace village life in a truly picturesque setting, whilst overlooking the rolling Suffolk countryside.

Upon arrival you are greeted by a signifcant driveway, leading to shingled parking.

- Charming Three Bedroom Cottage
- Grade II Listed
- Occupying Approximately 0.85 acres (STMS)
- Stunning Views
- Superb Location - A Short Drive To Bury St. Edmunds
- Three Generous Double Bedrooms
- Ground Floor Office / Snug
- A Truly Must See Home

Ground Floor:
Upon entry you are greeted by a small hallway, with the snug / office found to the left, overlooking the front of the property. To the right, you enter the well proportioned living room, boasting a choice of exposed beams, which creates division into the kitchen.

The L shaped kitchen worktop supports a fitted ceramic hob, with low-level storage space available. Access into the triple aspect sunroom can also be found to enjoy views of the extensive and mature gardens.

Running the depth of the property, you find a useful utility / boot room, complete with power and plumbing facilities, as well as access to the garden.

Completing the ground floor of the property you find the well-appointed bathroom, complete with wc, basin and bath with handheld shower. The generous airing cupboard can also be found, which houses the immersion tank. Understairs storage is available.

First Floor:
Upstairs, the landing holds access to all three double bedrooms, with bedroom two supporting a large walk-in wardrobe. Bedrooms one and two overlook the front, whilst bedroom three overlooks the rear.

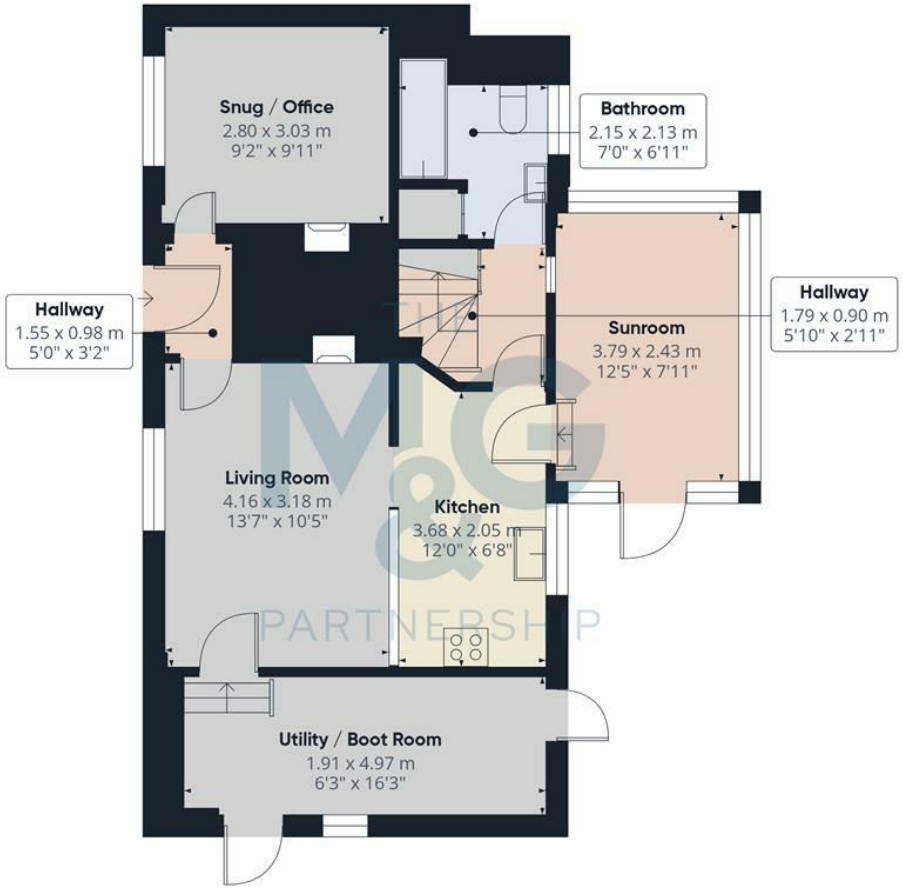
Outside:
The stunning garden space occupies a substanial plot (0.85 acres STMS), with wonderful views of the Suffolk countryside. A number of wooden outbuildings can be found, alongside a base where the garage used to stand.

Large double gates can be found between the small piece of woodland, allowing additional access and space for larger vehicles / caravan / shepherds hut.

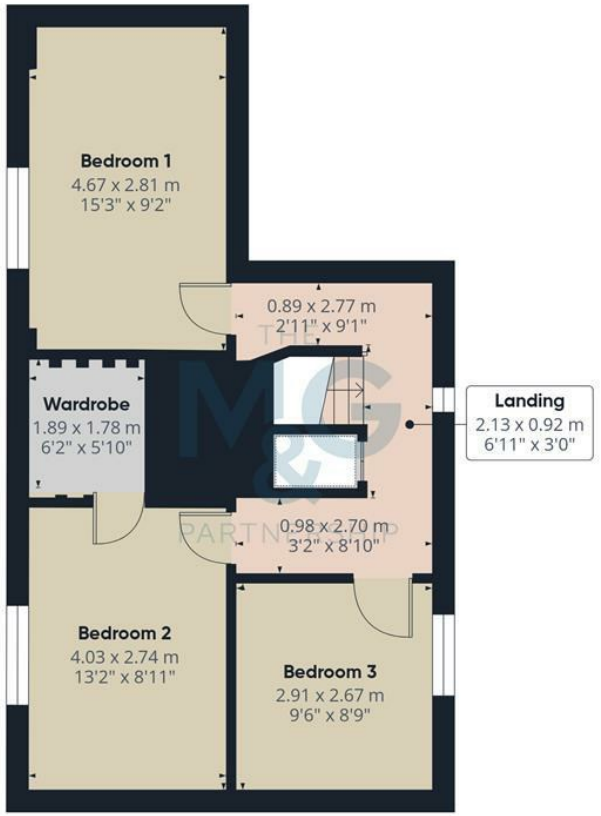
The exponential scope and opportunity for this land is superb, and a true unique selling point.

Agent Notes:
Electric Heating
EPC Rating - G
Grade II Listed
Private drainage (New tank installed recently)
Mains electric and water connected.
Approximately 0.85 Acres (STMS)
What3Words: ///newsreel.younger.bothered
Ofcom states all mobile phone providers are likely.
Ofcom states standard broadband is available.

Overage:
The Vendors will benefit from 10% of the net appreciation in value of any part of the property in the event of sale or implementation of change of use development, excluding agricultural or equestrian, (triggered by grant of planning permission or permitted development rights), for a period of 20 years. The amount calculated on the basis of: A = (NV-BVAE)*10%, where A = the Overage, NV = the New Value (higher of MV or sale price) of the Relevant Part as at the date of the
Chargeable Event, BV = Base Value – market value at sale to buyers (market rather than premium), AE = Allowable Expenses (Fees, finance, planning costs, improvements etc), Relevant Part = the part of the property being sold, and Chargeable Event = transfer/sale.



Floor 0



Floor 1

Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.
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