THE
Mortimer
& Gausden
PARTNERSHIP

Hollydene Up Street, Bardwell,
Bury St. Edmunds, Suffolk, IP31 1AA

Offers In Excess Of
£205,000

Fall in love with this charming cottage - an absolute gem

This exceptionally well-presented semi-detached cottage occupies a superb setting within the heart of the beautiful Suffolk village of Bardwell, noted for its thriving community, range of amenities and idyllic surrounding countryside.

In past years, the cottage has been very successfully used as an Airbnb and has been appointed to a high standard. Features include a bespoke kitchen, a cosy sitting room with a wood burner and a luxurious bathroom.

In our opinion, the property would be perfect for anyone looking for a weekend retreat, or a character home that can be easily maintained.

As an added bonus the cottage includes a detached outbuilding which is currently being used as a home gym but could equally be used as a studio or occasional bedroom.

- Delightful semi detached cottage
- Occupying a superb village setting
- Hall, bespoke kitchen, sitting room
- Double bedroom, superb bathroom
- Gas central heating, sealed unit glazing
- Enclosed courtyard gardens
- Office/studio. CHAIN FREE

To say we were very impressed with this gorgeous cottage would be an understatement and from the moment you step inside you will understand why. So whether you are downsizing, looking for an investment or simply want to fulfil your dreams of living in a cosy cottage in a lovely village location, this property is a 'must-see'

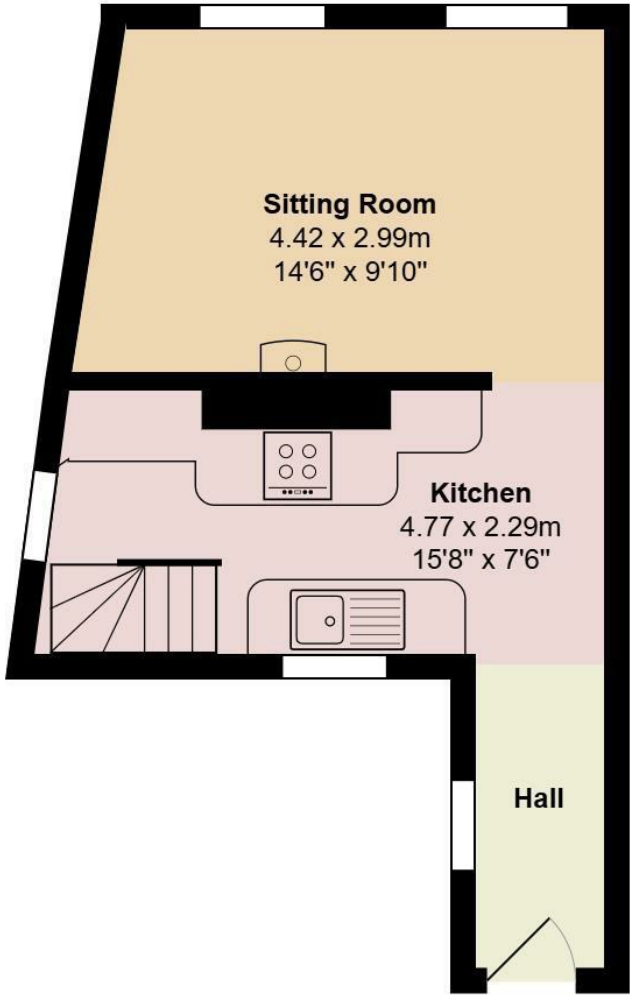
The entrance to the cottage is through the courtyard to the rear and an entrance hall provides room for coats, muddy boots and dog leads! The kitchen includes a range of fitted cupboards and solid wood work surfaces. There is an integrated oven, hob and cooker hood together with further appliance space and an understair storage area which also houses the gas-fired boiler.

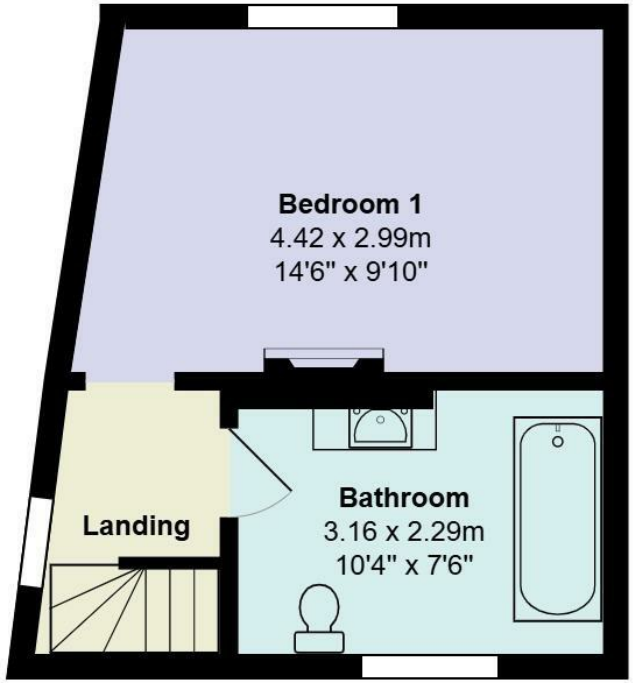
The sitting room includes a central fireplace with an inset Woodburner.

On the first floor:
A landing area gives access to the bedroom and the bathroom. The bedroom is of a generous size and features a Victorian-style fireplace. The bathroom is very spacious and has a stylish 'boutique' feel.

Outside
To the front of the property are cottage-style gardens. The courtyard to the rear of the cottage provides the perfect place to relax with a glass of wine and a good book. There is a very useful outbuilding which could be ideal for a variety of uses.

what3words ///amuses.calendars.bathtubs
Council Tax Band - B - West Suffolk Council
EPC rated Current - D
Ofcom - coverage - Superfast broadband - Mobile coverage - all providers likely, outdoors
All mains services connected





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