



1 George Cottage, Coney Weston Road, Sapiston, Suffolk, IP31 1RX

LIVING YOUR BEST LIFE IN A GLORIOUS SEMI-RURAL SETTING – This charming semi-detached timber framed cottage, occupies a lovely location surrounded by open countryside.

The property, which is being sold with the benefit of having NO UPWARD CHAIN, will need some updating, but has the makings of a wonderful family home. Set in large established gardens with extensive parking and a large detached garage, this really is a 'MUST SEE' property.

- Attractive semi detached cottage affording a wealth of character
- Occupying an idyllic semi rural setting with countryside views
- Hall, cloakroom/utility, kitchen, sitting room, dining room
- 4 Bedrooms, shower room. Generous well stocked gardens
- Large detached garage, extensive parking
- NO UPWARD CHAIN – EARLY VIEWING ADVISED

Offers In Excess Of £350,000





General Information

The property occupies a lovely setting, on the edge of Sapiston, backing onto open farmland. Sapiston is a small village with a strong sense of community and is something of a hidden Suffolk gem.

The neighbouring village of Honington offers some amenities and the much larger village of Ixworth (3.5 miles) offers a much wider range of facilities including shops, 2 public houses, doctor's surgery and schooling for all ages. The thriving market town of Bury St Edmunds is around 9.5 miles to the south-west and offers an excellent range of educational, recreational and shopping facilities.

Thought to have origins dating as far back as the 17th Century, the property has an interesting history and is understood to have been a former public house, before it closed, sometime before 1880. It was then divided to become the two dwellings we see today. Despite its assumed age and history, we understand that the property is NOT listed.

As previously mentioned the cottage displays much of its original character with exposed beams and an impressive fireplace. Whilst the property has been generally well maintained, it is a little 'tired' in places and buyers will no doubt be keen to put their own mark on the cottage whilst retaining as much character as possible.

On the ground floor: The entrance hall has a cloakroom/utility room leading off it and a staircase to the first floor. A connecting door leads into the dining room, which has a large original fireplace at its centre. The kitchen leads off the dining room and provides enough space for a breakfast table. Finally, the sitting room is a well-proportioned living space with a dual aspect and a fireplace in the far corner. A trap door leads down to the cellar, which provides useful storage and has limited headroom.

On the first floor: A long landing gives access to all 4 bedrooms and a shower/wet room. Bedroom 1 is a spacious dual-aspect room with built-in wardrobes and a sloping ceiling. Bedroom 2 is another comfortable double room and bedrooms 3 and 4 are single bedrooms.

Outside
The property sits back well from the road with the front gardens being bordered by hedging and laid mainly to lawn. A sweeping gravelled driveway gives access to the large detached garage. The side and rear gardens enjoy a good degree of privacy, bordered once again by hedging and are planted with a variety of mature trees. There is a productive vegetable plot and the rear boundary backs onto open countryside.

Agents note: Heating is currently provided by electric panel heaters and the property has a shared private drainage system.

COUNCIL TAX BAND D

Directions
From Bury St Edmunds proceed north along the A143 Diss Road. Continue through Great Barton and on reaching Ixworth go straight over the first roundabout, then left at the next roundabout onto the A1088. On reaching Honington, turn right at the crossroads towards Sapiston. Continue over the small bridge, past the village hall and bear left onto Coney Weston Road. Head into open countryside and the property will eventually be seen on the left-hand side.

Entrance Hall

Cloakroom/Utility

Dining Room 14'4 x 11'10 max (4.37m x 3.61m max)

Kitchen 14'6 x 10'3 (4.42m x 3.12m)

Sitting Room 15'3 x 14'1 (4.65m x 4.29m)

Cellar 15'0 x 14'0 max head height 4'03 (4.57m x 4.27m max head height 1.30m)

First Floor

Bedroom 1 15'3 x 14'1 max (4.65m x 4.29m max)

Bedroom 2 11'10 x 8'11 max (3.61m x 2.72m max)

Bedroom 3 12'0 max x 7'8 (3.66m max x 2.34m)

Bedroom 4 11'5 x 6'11 max (3.48m x 2.11m max)

Shower/Wet room 7'7 x 5'0 (2.31m x 1.52m)

Garage 20'0 x 14'4 (6.10m x 4.37m)

Gardens



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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 fitting. 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 web site, please contact our offices immediately.



