THE
Mortimer
& Gausden
PARTNERSHIP

Crownland House Crownland Road, Walsham-Le-Willows,
Bury St. Edmunds, IP31 3BU

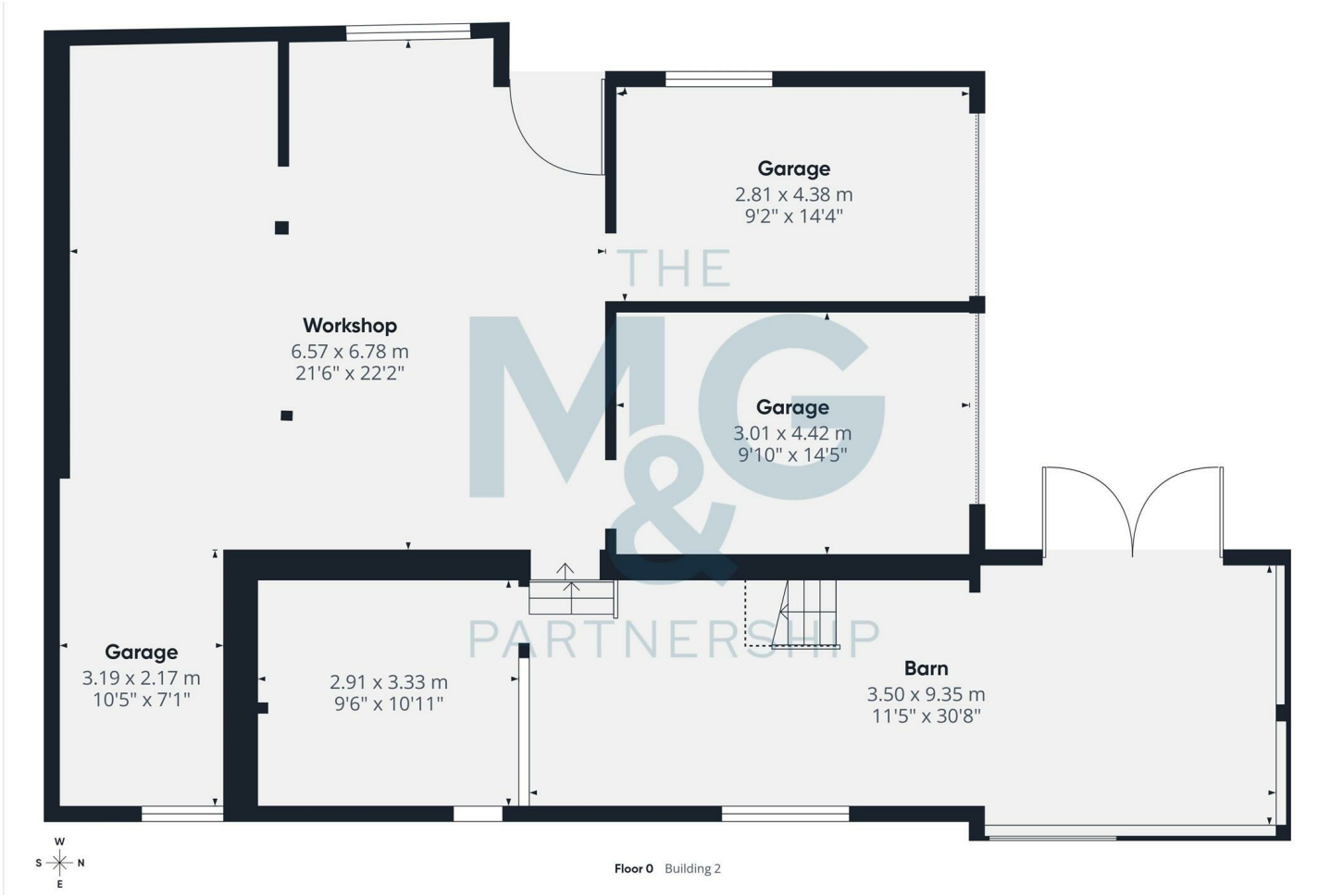
Guide Price
£425,000

Individual detached house set in generous grounds with open countryside views and extensive outbuildings

Occupying a delightful rural setting, this individual detached house stands in grounds of around a third of an acre and enjoys far-reaching views over open countryside. With large gardens, a range of substantial outbuildings and huge scope for improvement, the property represents a rare and exciting opportunity.

Although now a little dated, the house offers excellent potential to extend or adapt, subject, of course, to the necessary planning consents being obtained. Combined with the size of the plot and the flexibility of the accommodation, there is a clear opportunity to significantly enhance both the property and its long-term value.

In addition to the main house, the grounds include an extensive range of outbuildings (around 1200sq ft), making the property particularly attractive to those seeking space for hobbies, storage or workshops.



- Individual detached house in a rural setting
- Grounds of approximately one third of an acre
- Open countryside views - amenities near by
- Potential to extend, subject to consent
- Kitchen/diner, sitting room and conservatory
- Shower room, 3 first floor bedrooms
- Barn and extensive range of outbuildings
- Ideal for those seeking space and opportunity

The property benefits from oil fired central heating and uPVC sealed unit glazing and, in more detail, comprises:

Ground Floor
There is a kitchen/diner offering ample space for everyday dining, complemented by a sitting room which enjoys views over the gardens. A conservatory provides a pleasant additional reception space, ideal for enjoying the outlook over the grounds. The ground floor is completed by a shower room and a particularly large utility room offering excellent practical space.

First Floor
On the first floor, a large landing gives access to the 3 bedrooms (bedroom 1 currently accessed via bedroom 3) all of which enjoy pleasant outlooks, with scope to reconfigure or extend if required, subject to consent.

Outside
The property is set within large, mainly lawned gardens extending to around a third of an acre, and enjoys open views across the surrounding countryside.

A particular feature is the extensive range of outbuildings, which includes a timber framed barn, two garages and a large workshop. These buildings provide excellent versatility and will appeal to buyers requiring storage, workspace or potential for alternative uses, subject to any necessary approvals.

Overall, this is an ideal opportunity for buyers seeking a rural lifestyle, those looking to add value through improvement or extension, or anyone who would benefit from substantial outbuildings alongside a detached house in a lovely setting.

COUNCIL TAX -BAND D
ENERGY PERFORMANCE RATING - D
COUNCIL - Mid Suffolk
SERVICES - Mains water, electricity and private drainage.. Oil heating.
BROADBAND -Ofcom states superfast is available
Mobile - Ofcom states all mobile providers are likely.
WHAT3WORDS ///dated.mastering.water

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