



High Street, Ixworth

Sheridans



A greatly improved detached period cottage providing a deceptive level of stylish accommodation enjoying a prominent setting in the heart of Ixworth.

Believed to have origins dating back to the 17th Century and built of traditional timber frame construction beneath a slate roof. Greyhound Cottage is a wonderful period home presented in excellent decorative order, whilst displaying a wealth of delightful features including; many exposed timbers and studwork, large Inglenook fireplace with wood burning stove, mullion window and even a fine contemporary oak and glass staircase.

The cottage provides a surprising level of beautifully arranged accommodation which in brief comprises; entrance hall, cloakroom/utility, kitchen/breakfast room with granite work surfaces and stylish glass doors opening to courtyard garden, stunning sitting room with oak and glass staircase and a huge fireplace with stove, dining room. On the first floor; master bedroom with



newly upgraded En-suite shower room, three further bedrooms and a newly re-refurbished family bathroom completes the accommodation.

## Outside

To the side of the house is a block paved driveway providing off road vehicle parking and access to garaging and workshop. Gated access leads to a charming courtyard-style walled garden providing a good degree of privacy.

## Location

Greyhound cottage occupies a prominent setting in the heart of the village within a stones throw of the excellent range of local facilities which include a doctor's surgery, schools, village shop, cafe and post office. Ixworth is located approximately 7 miles from Bury St Edmunds and 15 miles from Stowmarket with its main line rail link to London.

## Directions

When proceeding along the High Street from the direction of Bury St Edmunds and the A143, the house will be found on the left just before the Greyhound Public House.



## Offers In Excess Of £445,000

- Entrance hall, cloakroom/utility
- Kitchen breakfast room overlooking courtyard
- Stunning sitting room with Inglenook
- Dining room
- Master bedroom, ensuite
- Three further bedrooms
- Bathroom
- Private courtyard garden
- Garage/workshop/potential home office
- Village centre position

## Services

All mains services are connected. Council Tax Band E. EPC Rating D.

## Agent's note.

If the new owner wished to expand the garden there absolutely is the potential to do so by constructing a fence that would be attached across the back of the carport. There the opportunity to convert or remove a significant part of the double length garage to create more outside space, home office or gym.





TOTAL FLOOR AREA: 1464sq.ft. (136.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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