



Icklingham Road, West Stow, Bury St. Edmunds

Sheridans



Icklingham Road, West Stow, Bury St. Edmunds IP28 6EZ

Offers In Excess Of £650,000

A unique opportunity to acquire a four-bedroom cottage and adjoining two-bedroom cottage, offered with no onward chain and perfectly positioned in one of the area's most desirable and unspoilt villages. All set within 0.23 of an acre, the properties are not listed however are in a Conservation area protected from development.

Surrounded by picturesque forest walks, this unique property offers excellent versatility for multi-generational living, a self-contained annexe or holiday-let income, with the option to combine both homes (subject to the necessary consents) to create a substantial family residence in a delightful setting, with accommodation totalling 2,390 sqft.

Acorn Cottage, Number 3:

Acorn Cottage is a very much loved family home that has been extensively updated by the current owners. With origins dating back to the 19th century and significantly extended to the side and rear in more recent years, this charming Victorian home provides a deceptively spacious level of accommodation, whilst retaining original features. The ground floor has a welcoming vestibule with built in storage, double-aspect sitting room with wooden flooring and a brick fireplace housing a wood-burning stove. A second reception room, currently used as a family room/playroom, offers flexible living space with a further woodburning stove and built-in cupboards to the side.

At the heart of the home, the spacious kitchen/breakfast room is fitted with Shaker-style units, providing generous drawer and cupboard space beneath preparation surfaces, a Rangemaster oven and a large walk-in pantry. Adjacent to the kitchen, the generous dining room provides an ideal setting for entertaining along with a host of potential uses along with two sets of French doors opening to the gardens. The separate utility room includes an additional sink, airing cupboard, space for a washing machine, dryer and chest freezer and doors leading to the side garden and cloakroom.

On the first floor, the stairs lead to a generous landing/study area, providing access to the four bedrooms, including the principal bedroom, which is complemented by fitted double wardrobes and an en-suite shower room with underfloor heating. The three further double bedrooms are served by the family bathroom. One of the bedroom boasts an original Victorian fireplace and another has generous handmade cupboards.

Number 2 Icklingham Road:

The attached two-bedroom Victorian mid-terrace cottage adds further flexibility and presents a unique opportunity. Owned by the same family for over 50 years as a much-loved second home and now in need of updating, the accommodation currently comprises a sitting room with a fireplace and wood-burning stove. The inner lobby provides access to the bathroom, and the kitchen/breakfast room features a door leading to the garden room, which backs onto the private courtyard garden. Stairs rise from the sitting room to the first-floor landing, which leads to the two bedrooms.

Outside

To the front are areas of gardens and a gravel driveway providing ample off road parking. To the rear are interlinked gardens (see plan) across both cottages extending in all to approx. .23 acres (subject to survey). The outdoor space could be easily reorganised to create a more open, flowing garden. Both cottages benefit from former washhouses/useful outbuildings, with power and lighting. The gardens are mainly laid to lawn, complemented by an assortment of plants, fruit trees and paved patio areas. Additional features includes a custom built chicken coop, greenhouse and playhouse, making this an ideal space for families and gardening enthusiasts alike.

Directions

From Bury St Edmunds proceed north west on the B1106 towards Culford. At the sharp right hand bend bear left towards West Stow. Upon entering the village proceed over the small bridge and turn left onto Icklingham Road, where the cottages will be found approximately a quarter of a mile on the left hand side. What3Words [///microchip.blur.adventure](https://www.what3words.com/microchip.blur.adventure)

Location

The cottages enjoy a delightful setting affording far reaching views to the rear across meadows and are within a stones throw of the endless forest walks. West Stow is a unique and unspoilt village situated only five miles to the north west of Bury St Edmunds. The village is well known for the superb West Stow Country Park (a recreated Anglo Saxon Village). The nearby river Lark, the proximity of Lackford Lakes Wildlife Reserve, and the forest is a perfect place for horse riding trails, bike rides, birdwatching, mushroom spotting makes this the perfect retreat. The village has a church and village club providing a real social hub and is conveniently positioned for Culford School (within a short walk) and for access to the main road networks linking to Bury St Edmunds, Cambridge and London via the M11 Motorway.

Services for 2 Icklingham Road

Please note: The properties are not listed however is in a Conservation area.

Services for 2 Icklingham Road:

Mains electricity, water and drainage are connected.

Oil fired radiator central heating.

Council tax band D.

Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three and O2 (Source Ofcom)

Flood Risk: No Risk

EPC Rating 2 Icklingham Road: F

Services for 3 Icklingham Road

Services for 3 Icklingham Road:

Mains electricity, water and drainage are connected.

Oil fired radiator central heating.

Council tax band D.

Broadband speed: Up to 1800 mbps available (Source Ofcom)



Mobile phone signal for: EE, Three and O2 (Source Ofcom)

Flood Risk: No Risk

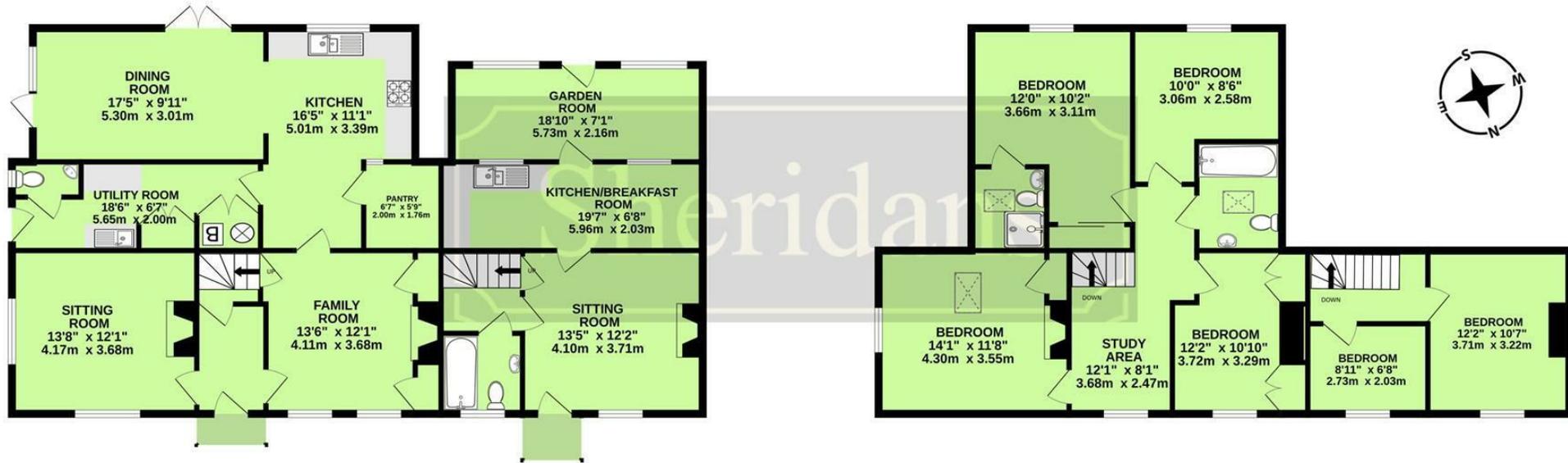
EPC Ratings: 3 Icklingham Road: D

- Chain Free
- Two adjoining cottages in the highly sought after village of West Stow
- Gardens extending to .23 of an acre
- Wonderful forest and countryside walks right on the doorstep
- Sitting room, family room
- Well equipped kitchen, walk in pantry
- Dining room, Utility, cloakroom
- First floor study area, four bedrooms
- En-suite shower, family bathroom
- Adjoining cottage comprising sitting room, kitchen/breakfast room, garden room, two bedrooms, bathroom, gardens, outbuilding

GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 2390sq.ft. (222.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2026



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.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office
 19 Langton Place,
 Bury St Edmunds, IP33 1NE
 Tel: 01284 700 018

Knightsbridge London Office
 45 Pont Street,
 London, SW1X 0BD
 Tel: 020 7629 9966

Registered in England No. 04461290
 VAT Number: 794 915 378

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE



Sheridans