



Ingham Road, West Stow, Bury St. Edmunds

Sheridans



# Ingham Road, West Stow, Bury St. Edmunds IP28 6EX

Guide Price £475,000

A gorgeous Grade II listed extended cottage in the heart of the stunning village of West Stow

Built approximately 200 years ago and updated in more recent years with improvements including an impressive rear extension incorporating an original Victorian wash house, this picturesque semi detached cottage provides a surprising level of charming accommodation retaining a wealth of original features and is brimming with personality and character. The cottage stands within delightful well stocked gardens with driveway and double garaging and is situated in the heart of one of the areas most treasured villages. Therefore, a viewing is highly recommended.

The accommodation comprises of a part glazed reception hall/garden room, creating a light and airy link between the original cottage and the more recent extension and wash house conversion. This room is also used as a breakfast room and enjoys views of the enclosed courtyard garden. The kitchen is fitted with a range of units with space for appliances and a walk in pantry. The triple aspect study is a flexible room and the separate dining room is an ideal reception for entertaining with a wealth of exposed beams and large Inglenook fireplace. Situated off the dining room is the bathroom and stairs to first floor. The large sitting room is a delightful space for relaxing in front of the wood burning stove and offers good ceiling height and windows to side and rear. The ground floor accommodation is completed by a guest bedroom with door to courtyard and an adjoining shower room.

On the first floor is a small landing leading to the two bedrooms and en-suite shower room. Both bedrooms retain original features including exposed beams and have built in wardrobe cupboards.

## Outside

The cottage is approached along a driveway providing vehicle parking and access to the detached double garaging. The south facing gardens are a delightful feature being stocked with an abundance of flowering plants, shrubs, various fruit trees, a wildlife pond and beech hedging. There is also an enclosed courtyard garden creating a further unique feature.

## Location

The cottage enjoys a delightful setting at the edge of the village and is 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), and the wonderful walks through the forest. The village is conveniently positioned for Culford School (within a short walk on a public footpath through ancient parkland), and for access to the main road networks linking to Bury St Edmunds, Cambridge and London via the M11 Motorway.

## Directions

When proceeding through the village along Ingham Road from the direction of Fornham/Bury St. Edmunds, the cottage will be found on the left hand side just after the village sign and the turning for Icklingham Road.

## Services and agents note

Mains electricity, water and drainage. Oil fired radiator central heating. Council Tax Band D.

Agents note: Grade II listed. Conservation village.

Council Tax: West Suffolk Band: D

Broadband speed: Up to 71 mbps available (Source Ofcom)

- Picturesque country cottage in one of the areas most treasured villages
- Charming south facing gardens
- Driveway providing ample parking, double garaging
- Wealth of original features
- Grade II listed
- Sitting room with wood burner
- Kitchen, pantry
- Dining room, study
- Three bedrooms (including ground floor guest bedroom)
- Two shower rooms, family bathroom

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

Flood Risk: Surface Water - Very Low Risk. Rivers & The Sea - Very Low Risk



