



Old Mill Court, Bardwell

Sheridans



Outstanding detached five bedroomed house offering beautifully presented accommodation in the pretty village of Bardwell.

Built of traditional brick construction with part rendered elevations beneath a tiled roof-line, the house displays many quality features throughout including a fine Inglenook style fireplace in the sitting room, a fully fitted kitchen breakfast room, large principal bedroom with luxurious en-suite, panelled internal doors, oak staircase and benefits from gas fired radiator central heating and sealed unit double glazing. This fine home provides a deceptive level of immaculately presented accommodation extending to 2200 square feet (excluding double garaging) possessing an elegant atmosphere and currently in brief comprising: traditional style entrance door opening to a spacious part-galleried reception hall with a beautiful Karndene herringbone floor, cloakroom and staircase off to first floor. A pair of glass panelled doors open to the dining room which is a ideal room for entertaining with window overlooking the front gardens.

There is a study and of particular note is the superb sitting room with its fabulous Inglenook style fireplace with oak Bressumer beam, wood burning style gas stove and concealed display lighting. This impressive reception room has a light and airy feel, created by two pairs of French doors opening to the rear gardens.

The kitchen breakfast room is fitted with an extensive range of units complemented by built in appliances, range oven and French doors to gardens. The utility room has fitted units, gas fired boiler and a further door to garden.

On the first floor is a spacious landing with airing cupboard and door to the principal bedroom with built in 'wall to wall' wardrobe cupboards, double aspect windows and a luxurious newly fitted en-suite shower.

The four remaining bedrooms have fitted wardrobes (one en-suite) and served by a spacious family bathroom with bath and separate shower enclosure.

## Outside

The house is approached along a block paved driveway providing extensive vehicle parking, turning space and access to a large double garage with power and lighting. There are lawned front gardens bordered by a maturing laurel hedge. The wrap around garden is a particular feature, being mostly laid to lawn and providing the occupants with a most pleasant degree of privacy. The gardens have well stocked flower beds and borders and include mature trees, hedgerow and a paved terrace providing a pleasant outdoor area for entertaining.

## Location

The house is situated in a quiet tucked away setting on the edge of the village and adjacent to open countryside. Bardwell is a thriving village and has a windmill, bakery, two pubs and a parish church. The village is situated approximately 10 miles from Bury St Edmunds and provides excellent access to the A14 dual carriageway, linking Stowmarket (with its main line rail link to London), Newmarket, Cambridge and London via the M11 motorway. The nearby village of Ixworth offers a good range of local facilities including doctor's surgery, retirement home, shops, restaurant, post office, church, two village pubs, and primary and secondary schools. Stanton, also 1 mile distant, offers a good range of local amenities.

## Directions

When entering Bardwell from the direction of Ixworth, proceed along Low Street and bear right at the right hand bend. Follow the road up the hill, passing the village green on the right and the public house on the left, then turn left into School Lane and then right into Old Mill Court where the house will be found tucked in the left-hand corner.

## Services/agents note

Mains electricity, gas, drainage and water. Heating - Gas boiler

Council Tax: West Suffolk Band: G

Broadband speed: Up to 61 mbps available (Source Ofcom)

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

Flood Risk: Very low risk

EPC Rating: C

Agents note: it is understood that the property owns the driveway leading to the road and which gives access across for the neighbouring properties.

- Spacious reception hall, cloakroom
- Large sitting room with fireplace
- Dining room, study
- Impressive kitchen breakfast room, utility
- Principal bedroom, luxurious en-suite
- Four generous bedrooms
- Family bathroom, en-suite shower
- Large driveway, ample parking, double garaging
- Delightful well-stocked gardens
- Tucked away setting within thriving village





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](http://www.sheridans.ltd.uk) **Email:** [info@sheridans.ltd.uk](mailto: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 office:** Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

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



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