



Swanfield, Lawshall, Suffolk, IP29 4QB

MARK · EWIN
BURY ST EDMUNDS

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An extended, three-bedroom semi-detached home located in a delightful spot with field views to the rear. The property is situated in the village of Lawshall with its strong local community, transport links and public house.

The accommodation comprises on the ground floor of an entrance hall, welcoming sitting room with a wood-burner and double doors leading to the dining room. The kitchen/breakfast room offers an attractive range of wall and base level units and includes a built-in oven and hob with space for a washing machine. To the rear of the property a hallway gives access to the garden along with a bathroom and separate WC. Moving to the first floor, a landing leads to three good-sized bedrooms with the principal benefitting from built-in wardrobes.

Outside, the garden is possibly the property's greatest asset offering a quiet and peaceful space. From the property there is a paved patio area providing ample space for entertaining. This leads to the remainder of the generously sized garden which is mainly laid to lawn with planted beds hosting a variety of flowers, mature shrubs and trees. There are various outbuildings providing extra storage, a greenhouse with crop plots situated close by, log store and a purpose-built Ashram.

The Ashram is situated near the bottom of the rear garden, with views to a small pond and the fields beyond. The vendor designed and built this unique garden room as a place of spiritual refuge and meditation for her husband and has been hand-crafted using natural materials and traditional techniques. It has a lime foundation, benefiting from a French drain beneath it. The lower part of the outer wall is brick with a flint facing; the upper is cob, rendered and plastered with lime. It 'breathes' naturally and is harmonious with nature. The reciprocal roof was designed by the vendor and constructed and installed by a local oak frame company; this has been finished with solid oak boarding and an insulated green sedum roof. The entrance door and frame is made of teak and was originally part of a temple in India. The building has mains electric and an electric under-floor heating system. The Ashram was built with love and deserves to be loved by its new owners.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom) Services: Mains Electric, Water and Drainage. Heating via electric heaters.

(Please note that none of these services have been tested by the selling agent.)



Directions

Travelling South along with A134 towards Sudbury, take the turning for Lawshall, continue along this road passing through Lawshall village along Harrow Green, Harrow Green becomes Swanfield where the property can be found.

Location

Lawshall is situated approximately 8 miles from Bury St Edmunds and 10 miles from Sudbury and offers a church, primary school and Public House. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

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Accommodation:

Entrance Hall 6' 3" x 3' 2" (1.90m x 0.97m)

Sitting Room 16' 0" x 12' 0" (4.87m x 3.66m)

Dining Room 10' 6" x 9' 9" (3.21m x 2.96m)

Bathroom 4' 3" x 8' 10" (1.30m x 2.70m)

WC 5' 8" x 2' 11" (1.72m x 0.90m)

Kitchen/Breakfast Room 9' 1" x 16' 0" (2.76m x 4.88m)

Bedroom 16' 2" x 12' 6" (4.93m reducing to 4.29m x 3.81m reducing to 2.81m)

Bedroom 12' 1" x 7' 10" (3.68m x 2.40m)

Bedroom 9' 0" x 8' 0" (2.74m x 2.45m)

Front & Rear Gardens

Meditation Room

Driveway

Additional Information:

Council Tax Band: C

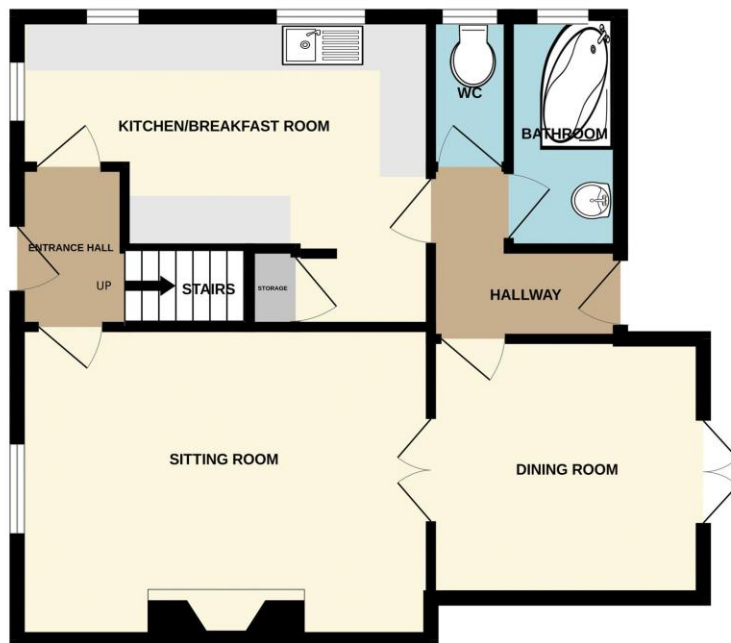
EPC Rating: E

Tenure: Freehold

Offers Over £375,000
Freehold



GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 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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MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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