



Reading Room Cottage

The Street | Stowlangtoft | Bury St. Edmunds | IP31 3JX

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Nestled within the heart of this highly regarded village, Reading Room Cottage is a distinguished Grade II listed residence, beautifully restored to preserve its historic charm. Originally constructed in 1830, the property showcases traditional Gault brick-and-flint craftsmanship beneath a plain tiled roof. Notable architectural features include unique embattled parapets and intricately carved rose bargeboards, adding to its character and appeal. Set within attractive, well-maintained gardens, this exceptional property seamlessly blends historic elegance with modern comfort, making it a rare and desirable offering in an esteemed location.





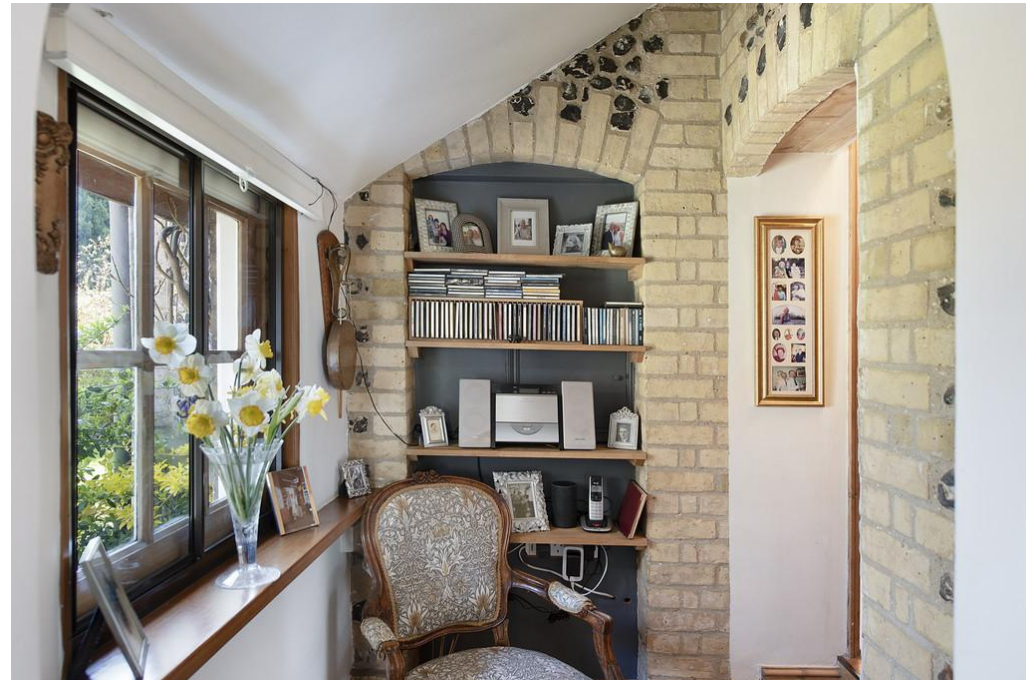
Step Inside

A significant portion of the accommodation is thoughtfully arranged on the ground floor, where both the entrance hall and living room feature a wealth of character and charm. These spaces showcase exquisite architectural details, making a feature of the original Georgian flint walls and feature windows. The superb living room also includes a striking stone fireplace with a marble hearth, a wood-burning stove, and polished heron bone Karndean flooring. French doors open onto the gardens, seamlessly blending indoor and outdoor living,

The bespoke, hand-crafted hardwood kitchen is both functional and beautifully designed, incorporating an Esse oven, and a spacious pantry. It flows effortlessly into the impressive garden and dining room, a stunning, octagonal space with expansive glazing that floods the interior with natural light and offers panoramic views of the gardens.

The ground-floor master bedroom is elegantly appointed, featuring panelled walls, exposed woodwork, a walk-in wardrobe, and an en-suite shower room adorned with luxurious marble tiling. Additionally, the ground floor benefits from a stylish bathroom, complete with a walk-in waterfall shower as well as a practical utility/boot room.

Upstairs, two further bedrooms enjoy picturesque views over the gardens and village. Each is full of character, with exposed floorboards, while one features a charming fireplace with an antique pine surround, adding to the home's period appeal.





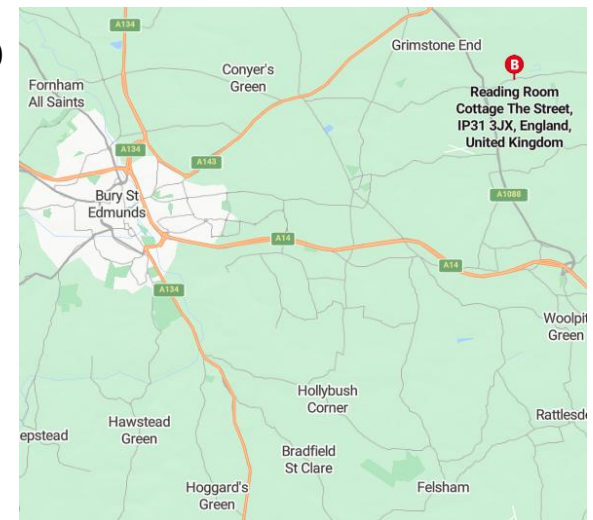
Step Outside

The gardens are a true highlight of the property, offering exceptional privacy and seclusion throughout the seasons. A beautifully maintained formal lawn is framed by an exquisite array of specimen trees, vibrant flowerbeds, and carefully curated shrubs, creating a picturesque and tranquil setting. Adjacent to the side and rear of the cottage, a charming stone and brick terrace provides delightful seating areas, ideal for outdoor relaxation and entertaining. To the front, additional formal lawns and classic cottage gardens enhance the home's character, while a private driveway offers convenient off-road parking and leads to a well-appointed garage.



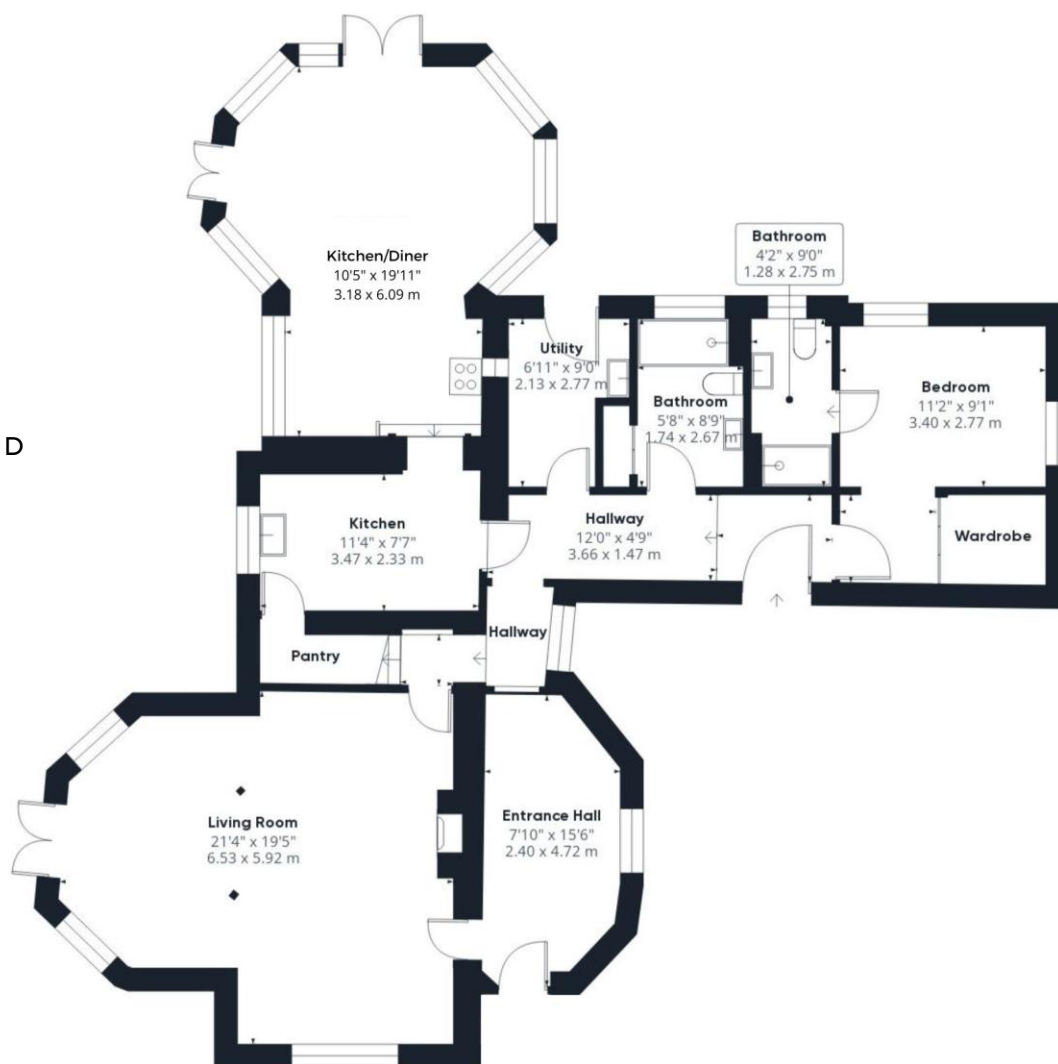
Location

Stowlangtoft is a picturesque Suffolk village situated under 10 miles from the historic market town of Bury St Edmunds. Steeped in history, the village offers a sense of community and is well served by outstanding farm shops and is a stones throw away from the village of Norton which has pubs and other village stores.



Services

- Grade II Listed
- Mains Water
- Mains Electric
- Septic Tank
- Oil-Fired Heating
- Council Tax Band - D



Ground Floor

Approximate Total Area

1489.61 SqFt

138.39 SqM

While every attempt has been made to ensure accuracy, all measurements and out buildings are approximate and not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



Floor 1



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. In internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. **Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.**





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