



Cedar Cottage

Thetford Road | Coney Weston | Bury St. Edmunds | IP31 1DN

FINE & COUNTRY
fineandcountry.com™

Cedar Cottage

This beautifully presented period home offers a harmonious blend of 19th Century charm and traditional character mixed with 21st century modern convenience. The home boasts spacious and versatile accommodation, including multiple reception rooms, a stylish kitchen/breakfast room, and a light-filled garden room ideal for entertaining. Original features such as fireplaces and sash windows are complemented by modern updates, including newly fitted radiators and efficient energy ratings provided from the smart solar array/battery system.

Other features include plentiful built in storage, garage and detached office all sitting within the 1-acre plot providing elegance, comfort, and sustainability in a desirable rural setting.

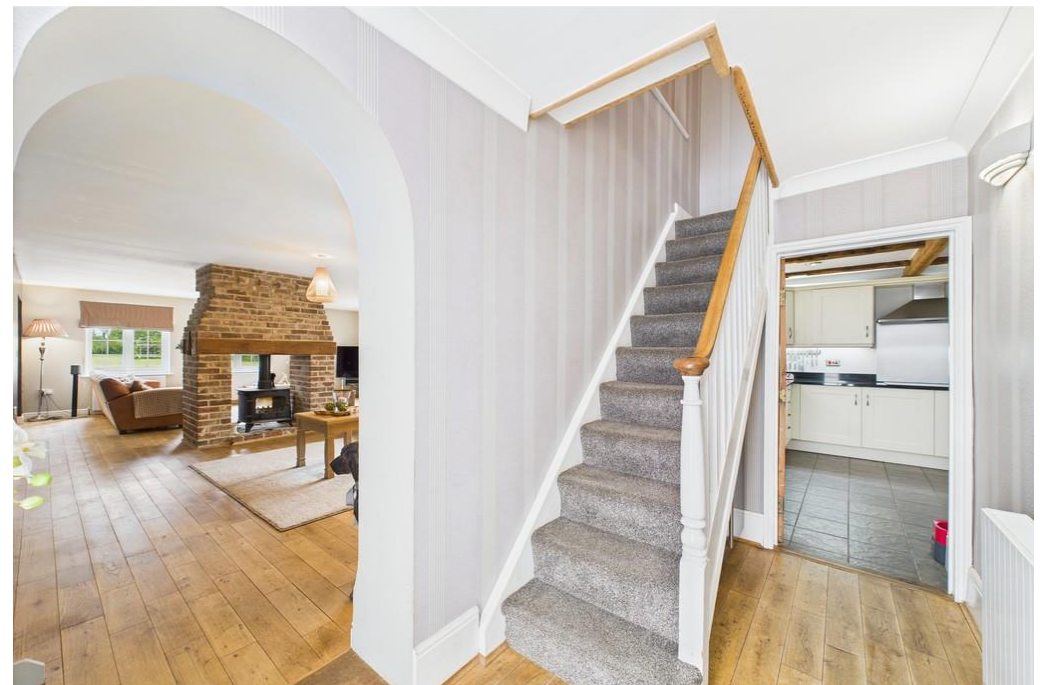




Step Inside

The front of the property represents the oldest and original section of the home, dating back to the 1830's, welcoming you into a spacious entrance hall that provides access to the remainder of the original accommodation. To the right is a front-facing boot room. A separate snug or family room features French doors opening onto the rear patio. With ceramic tile flooring, this versatile space is equally well-suited as a playroom or home office. The dual-aspect kitchen is the heart of the home, centred around a striking exposed brick fireplace. It is fitted with a range of floor and wall units, topped with black granite work surfaces, and includes integrated appliances such as a dishwasher, twin fan ovens, microwave, and ceramic hob. An inner hallway leads to the side entrance and staircase to the first-floor accommodation. The formal dining room also enjoys a dual aspect and is elegantly decorated in contemporary grey tones. Original features, including an open fireplace and ceiling rose, add character and charm. The living room is arranged in two sections around an exposed brick chimney stack, which houses a coal and log burner. This inviting space offers views of the garden and flows seamlessly into a fully glazed garden room an ideal setting for entertaining or hosting dinner parties, offering uninterrupted views of the surrounding landscape.

The first-floor features five bedrooms. The principal bedroom boasts views of the garden, ample fitted wardrobes, and an ensuite shower room complete with a double shower, vanity unit, heated towel rail, and low-level WC. The second bedroom is generously proportioned with vaulted ceilings and built-in wardrobes. Two additional bedrooms are located off the original landing in the older part of the home one featuring an original fireplace and both offering fitted wardrobes and sash windows. A well-appointed family bathroom is conveniently positioned at the top of the stairs for easy access from all rooms.





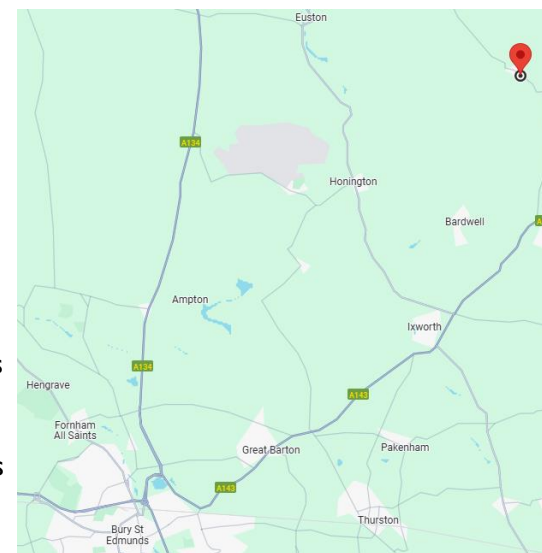
Step Outside

The property is set well back from the road, featuring a spacious gravel driveway that provides ample off-road parking. An extra-large garage doubles up as work shop and has two EV charging point for electric vehicles along with Remote Control Garage Shutter. Gated access is available on both sides of the property, leading to the rear garden. To the rear, a generous patio extends across the width of the house, accessible from both the family room and the garden room. This space offers multiple areas for outdoor seating and al fresco dining. The garden itself is primarily laid to lawn, enclosed at the rear by post and rail fencing, with uninterrupted views over open fields. At the far end of the garden, a bank of solar panels has been installed, with an adjacent area thoughtfully left to encourage wildflowers and support local biodiversity. A detached garden office provides a spacious and serene environment for home working, complemented by additional garden storage located to the rear of the structure.



Location

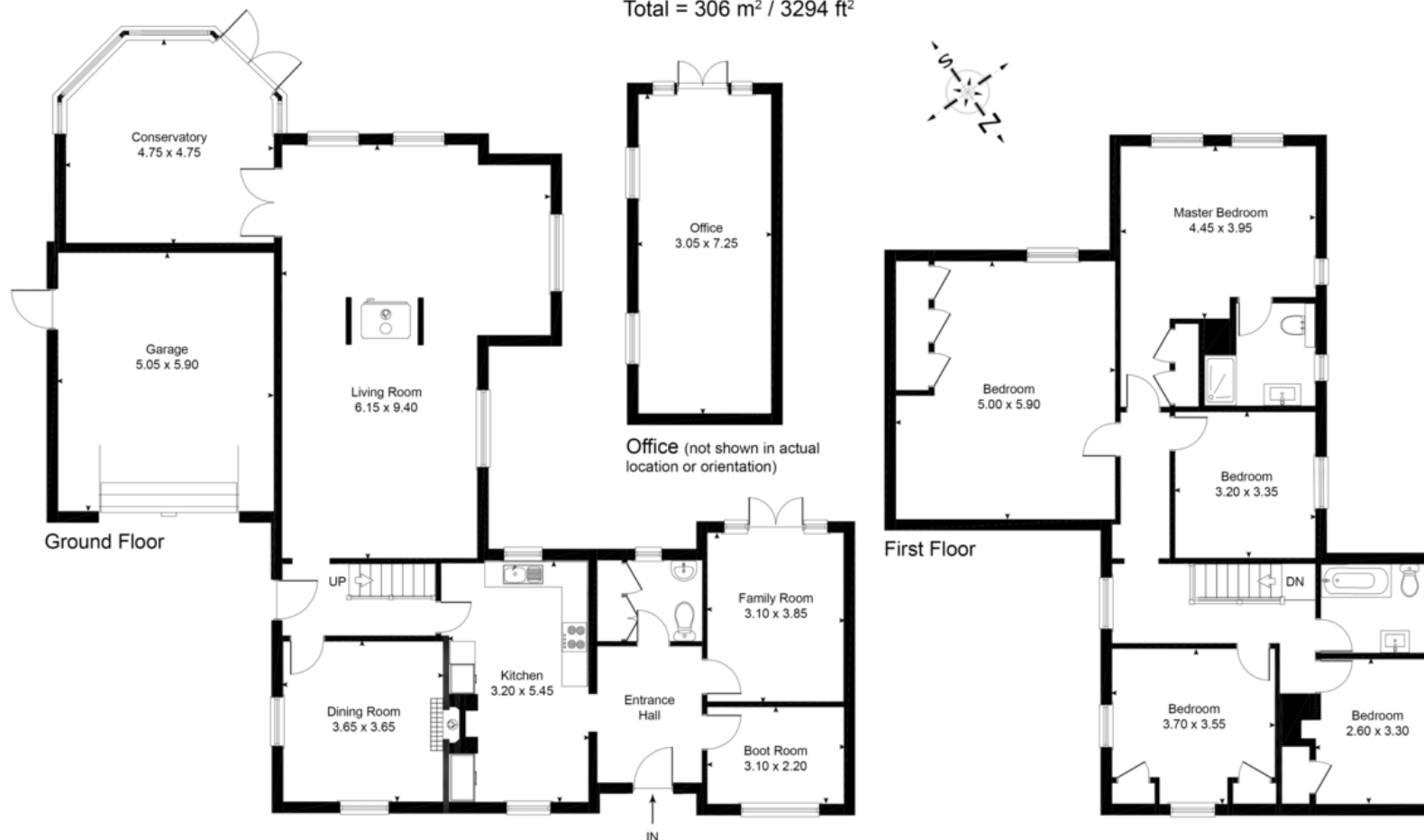
The village benefits from its own bowls green, village hall and childrens' playing fields. Coney Weston is surrounded by similarly attractive villages and there are many key walking routes, including the National Trail Peddars Way. The vibrant market town of Bury St Edmunds provides an array of shops, restaurants, cinemas, theatres, and year-round events for all the family.



Services

- Mains Electric
- Mains Water
- Air Source Heat Pump
- Solar Panels
- EPC – D
- Council Tax Band - F

Coney Weston IP31 1DN
 Approximate Gross Internal Area = 284 m² / 3057 ft²
 Office = 22 m² / 237 ft²
 Total = 306 m² / 3294 ft²



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Francis Ambler Photography © 2018



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. 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.





Fine & Country
Tel: 01284 718822
burystedmunds@fineandcountry.com