



Saracen's Rest

Ixworth Road | Honington | Bury St Edmunds | Suffolk | IP31 1QX

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A unique and rare opportunity to acquire this spacious two-bedroom detached bungalow, set within a generous plot and approached via a private driveway. The property includes a detached brick-built garage, ample off-road parking, and enjoys attractive views of the surrounding countryside.

Offering tremendous potential, this property presents the ideal canvas for renovation, modernisation, or extension—perfect for those seeking to create a bespoke family home. The grounds provide scope for secluded gardens, while the location combines a sense of rural tranquillity with convenient access to Bury St Edmunds.

The current vendors have planning permission to knock down the existing buildings and construct a large newbuild bungalow keeping with the character of the area. Please ask our staff in the office for more information. Ref No:

DC/23/0881/FUL





Step Inside

The property features a generously sized porch that opens into a welcoming entrance hall, complete with attractive laminate flooring and a convenient airing cupboard. From the hallway, all principal rooms are easily accessible, including the kitchen, lounge, two bedrooms, family bathroom, and a separate WC.

The well-appointed kitchen offers a range of base units with complementary laminate work surfaces and a tiled splashback. It also includes a stainless steel sink with drainer, a classic Aga cooker, and laminate flooring. A window overlooking the rear garden provides pleasant natural light.

The spacious lounge is enhanced by a wood-burning stove, dual-aspect windows to the front and side, and matching laminate flooring, creating a warm and inviting living space.

The family bathroom includes a fully panelled bath with an overhead shower and glass screen, as well as a washbasin. The WC is located separately for added convenience.

Both bedrooms are bright and airy, with one situated to the front and the other to the rear of the property. Each room is carpeted and offers a comfortable retreat.

A secondary rear entrance provides access into a small vestibule area, which leads directly into the kitchen, offering practicality for everyday use.





Step Outside

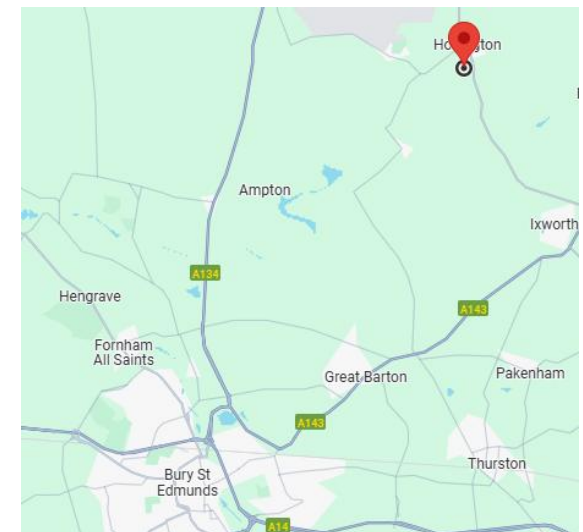
This charming bungalow enjoys a private and secluded setting, approached via a long, private driveway that leads to a generous turning area and ample parking for multiple vehicles. The property also benefits from access to a detached brick-built garage, ideal for workshop space or garden storage.

The expansive garden extends to approximately 0.7 acres and is predominantly laid to lawn, bordered by mature trees and secure fencing, offering both privacy and a sense of tranquillity. The rear aspect of the garden boasts breathtaking, uninterrupted views across open farmland, providing a picturesque and peaceful backdrop to this idyllic rural retreat.

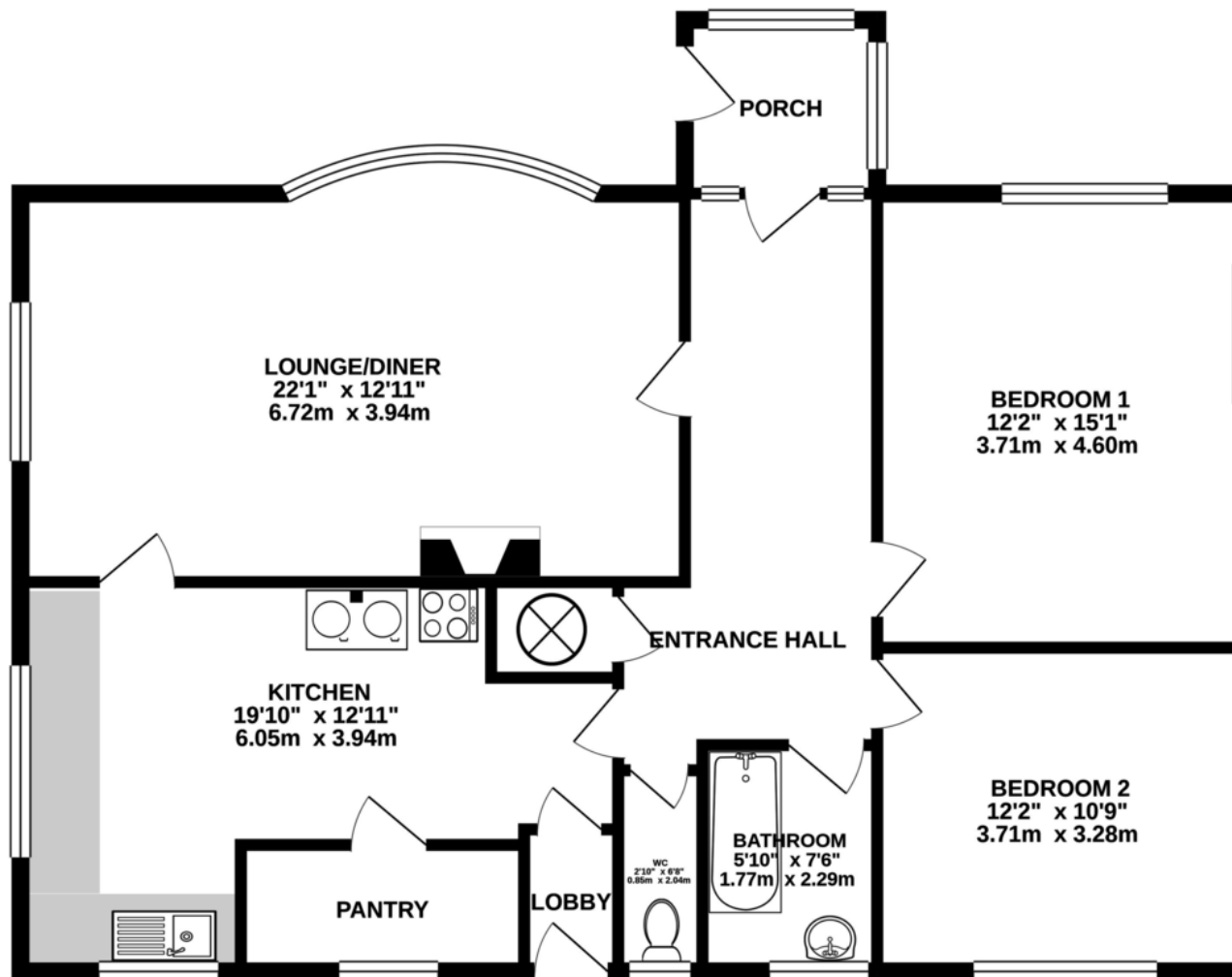


Location

Honington is located approximately 11 miles North East of Bury St Edmunds - a thriving market town, which offers a wide range of educational, recreational and shopping facilities. Honington also has its own amenities including a church, primary school and pub, whilst the neighbouring village of Ixworth offers a doctor's surgery, schools, village shop, hairdressers, café and post office.



GROUND FLOOR 1090 sq.ft. (101.3 sq.m.) approx.



Services

- Mains Water
- Mains Electric
- Oil Fired Central Heating
- Septic Tank
- Council Tax Band – D
- EPC - D

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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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