



Weavers

The Street | Coney Western | Bury St. Edmunds | IP31 1HG

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‘Weavers’

Weavers is a beautifully presented period detached home set back from The Street in the highly regarded village of **Coney Weston**. Once three cottages and now thoughtfully extended and refurbished, the property offers versatile and characterful accommodation alongside mature private gardens and exceptional workshop facilities.

With abundant period details such as exposed beams, flintwork and an impressive Inglenook fireplace, complemented by modern comforts throughout, this is a rare opportunity to acquire a delightful home in a peaceful rural location within easy reach of both Bury St Edmunds and Diss.

The charming village of Coney Weston has a rich history dating back to the medieval period. It is home to several well-preserved historic buildings, including the Grade I listed All Saints Church, which dates to the 14th century and features a beautiful Norman tower.





Step Inside

Stepping inside, you are welcomed through the entrance porch into a generous lounge and dining area full of warmth and character, complete with exposed beams, flintwork and a superb Inglenook fireplace with wood-burning stove. The adjoining snug or office provides a useful extra room and can also double as a guest bedroom, positioned conveniently next to the ground-floor shower room.

The kitchen and breakfast room is well appointed, featuring oak block worktops, integrated appliances and a Rangemaster oven with Induction hob, and windows overlook both the front and rear gardens. From here, a side hallway offers practical external access, and a ground-floor cloakroom. The conservatory opens directly onto the rear terrace, creating a lovely link between house and garden.

Upstairs, the accommodation is arranged across two landings, offering great flexibility for families, guests or home working. The master suite has its own landing area with fitted wardrobes, leading to a comfortable bedroom with charming, sloped ceilings and a private bathroom. A further landing room serves as a useful study nook or quiet space, connecting to additional double bedrooms that retain the home's character through exposed studs and timber detailing. An additional bathroom completes the first-floor layout. Period charm is evident throughout, while modern elements such as UPVC double glazing, oil-fired central heating and high-quality flooring ensure comfortable living.





Step Outside

Outside, the property continues to impress with a generous, mature cottage-style rear garden that provides an excellent degree of privacy. Enclosed by fencing and a high brick wall, the garden includes sweeping lawns, established flower beds, mature shrubs and several fruit trees, including apple and plum. A paved terrace directly behind the house and a second seating area towards the end of the garden offer wonderful spaces for outdoor dining, relaxation and entertaining. A timber shed provides additional convenience.

At the front, a five-bar gate opens onto a generous shingled driveway offering ample parking. This leads to a detached garage with light and power, and beyond this, through wrought iron gates, lies a substantial timber and tiled garage/workshop. Equipped with lighting, power, a mezzanine storage area and a 4200 kg vehicle lift, this facility is ideal for hobbyists or motoring enthusiasts.

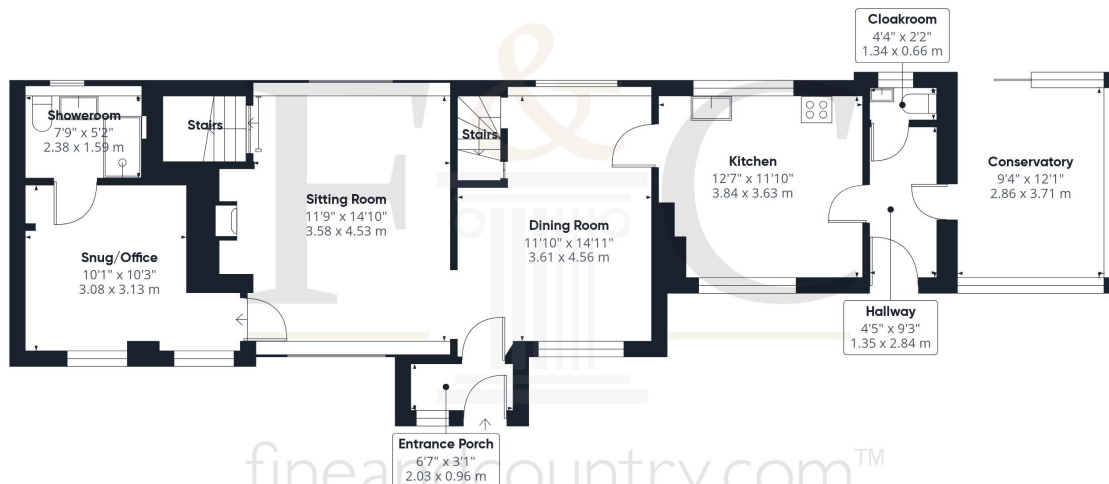


Location

Coney Weston itself is a peaceful and welcoming village surrounded by idyllic countryside. With a strong sense of community, local amenities and easy access to the nearby market towns of Bury St Edmunds and Diss, it offers an appealing blend of rural tranquillity and convenient connectivity.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	72 C
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

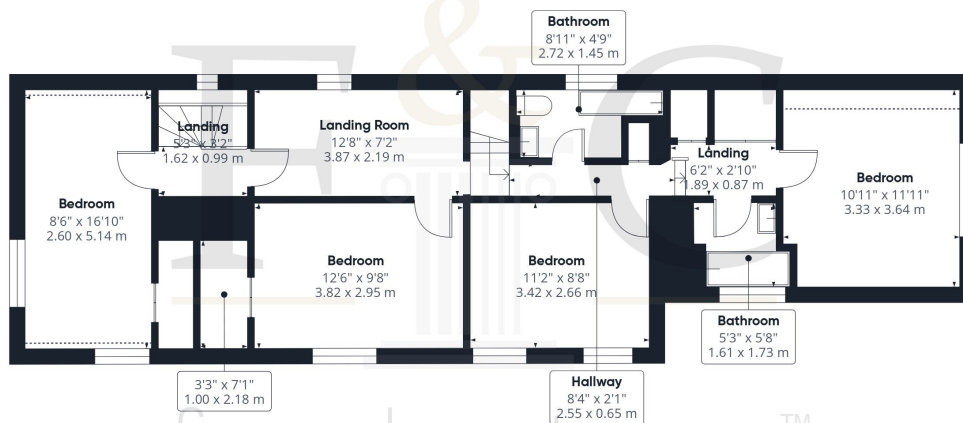


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Approximate total area⁽¹⁾
1680 ft²
156.2 m²

Reduced headroom
16 ft²
1.5 m²

- Mains water & electricity are connected. Mains drainage.
- Oil fired central heating.
- Freehold
- Council Tax Band -E
- Energy Rating - D



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(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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:- The Stables, Summer Road, Walsham-Le-Willows



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