



**Nowton Lodge Cottage Low Green  
Bury St Edmunds, Suffolk IP29 5ND  
Guide Price £500,000**

**shires**  
residential



**Nowton Lodge Cottage** is a detached Grade II Listed period property set in lovely gardens in a unique location bordering the grounds of Nowton Park. The Cottage was originally part of the Oakes Estate and has been in the same family since 1987 and was originally three cottages but is now one dwelling. The property is in need of modernisation and upgrading and has many original features including church style windows and Suffolk latch doors and offers a great footprint for a family home. The property sits in a plot of 0.72 of an acre and is offered for sale with no onward chain.

The rear entrance door opens into

**Timber Framed Glazed Lean-to**

10'0" x 10'0" (3.05m x 3.05m)

with door to:

**Kitchen/Breakfast Room**

20'4" x 12'0" max overall (6.20m x 3.66m max overall)

with range of wall and floor mounted units with work surface covering, electric hob and double oven, sink and drainer, three church style windows to the rear aspect, stairs to first floor, door to cupboard with oil fired boiler

**Rear Lobby**

with church style window to rear aspect and door to side, cupboard

**Sitting Room**

15'0" x 12'3" (4.57m x 3.73m)

two church style windows to the front aspect, brick open fireplace currently not in use, understair storage cupboard.

**Dining Room**

12'4" x 11'9" (3.76m x 3.58m)

with bay window to side aspect, wooden latch door to:

**Porch**

with door to outside, leaded church style window to the front and door to:

**Shower Room**

with frosted window, fully tiled corner shower, low level flush wc, pedestal wash hand basin.

**Second Sitting Room**

12'5" x 11' 5" max into recess (3.78m x 3.35m 1.52m max into recess)

with bay window, wooden latch door to:

**Lobby**

with door to outside, door to:

**Store Room**

with window to front aspect

**Split Level Landing**

12'7" x 12'3" (3.84m x 3.73m)







#### **Bedroom**

11'7" x 11'7" (3.53m x 3.53m)  
with window to front aspect

#### **Bedroom**

12'8" x 11'8" (3.86m x 3.56m)  
with wooden latch door to:

#### **En Suite Bathroom**

with panelled bath, wash hand basin, low level wc, leaded window and cupboard housing the hot water cylinder

#### **Bedroom**

12'5" x 12'5" (3.78m x 3.78m)  
with wooden latch door to:

#### **Nursery/Dressing Room**

6'7" x 10'9" (2.01m x 3.28m)

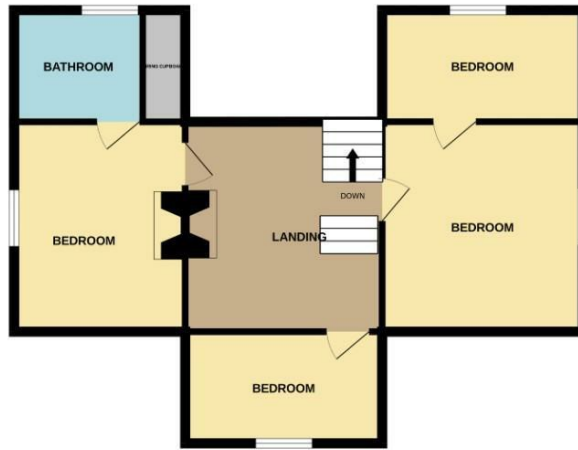
#### **Outside**

The property sits in a magnificent plot measuring 0.72 of an acre. The property is approached over a long gravel driveway to the house providing parking for numerous vehicles. To the front of the Cottage is a large lawn area with many mature trees. There is a further garden area with various greenhouses and poly tunnels with areas of lawn and mature trees. The rear garden is adjacent to Nowton Park. There are various workshops including Workshop One measuring 37'0" x 12'8" of timber framed construction on a concrete base with power and light connected and double doors for vehicle access. Workshop Two 25'0" x 14'9" and is a timber frame with power and light connected and double wooden doors



GROUND FLOOR

1ST FLOOR



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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