



**White Rose Cottage, Ixworth Road, Norton  
Bury St. Edmunds, Suffolk IP31 3LJ  
Guide Price £595,000**

**shires**  
residential

Situated on the edge of the village with gardens overlooking open farmland is this beautifully presented family house which is understood to be of 16th century origins and is mainly of timber frame construction with a more recent addition to one side, all with coloured wash rendered elevations under a slate roof. The property has well laid out accommodation comprising:- Entrance Hall, Sitting Room, Dining Room, Snug/Study, Rear Lobby, Kitchen/Breakfast Room, Cloakroom. On the first floor there is a Galleried Landing to 4 Bedrooms, one with En Suite Shower Room and Family Bathroom. There is also a 1 Bedroom Converted Brick and Flint Timber Barn with sitting room, bedroom and shower room and gardens to the front and rear, plus an area of woodland overlooking farmland. We would strongly recommend an internal inspection of this property to fully appreciate the versatile accommodation and the location.

#### **ENTRANCE HALL**

Front door; doglegged stairs to first floor; understairs storage cupboard; exposed timbers and studwork; door to sitting room.

#### **SITTING ROOM**

15'3" x 14'8"

With front aspect window; a beautiful feature of this room is the inglenook fireplace; brick recess; wealth of exposed timbers.

#### **DINING ROOM**

17'4" x 9'5"

With front aspect window; open studwork; exposed timbers and brickwork; door to snug/study.

#### **SNUG/STUDY**

With double aspect windows to front and rear.

#### **REAR PORCH**

With stable door to rear garden; rear aspect window; terracotta tiles; exposed timbers and brickwork.

#### **INNER HALLWAY**

With opening to farmhouse style kitchen/breakfast room.

#### **KITCHEN/BREAKFAST ROOM**

15'1" x 12'6" maximum measurement

With rear aspect window; double doors to small terrace; wealth of exposed timbers; range of matching wall and floor mounted units; space for range cooker; extractor fan over; butler sink with wooden drainer; plumbing for washing machine; space for slimline dishwasher; terracotta tiles; wooden latch door to cloakroom.

#### **CLOAKROOM**

With low level w.c.; wash hand basin; splash tiling; exposed brickwork; terracotta tiles; extractor fan.

#### **ON THE FIRST FLOOR**

##### **GALLERIED LANDING**

With rear aspect window; loft access; wooden latch doors to bedrooms and bathroom.

##### **BEDROOM ONE**

17'0" x 10'1"

With front aspect window; exposed timbers and studwork; exposed brick chimney breast.

##### **BEDROOM TWO**

17'0" x 9'1"

With double aspect windows to front and rear; exposed timbers; wooden latch door to bedroom 3.

##### **BEDROOM THREE**

11'0" x 9'0"

With double aspect windows to front and side; wooden latch door to en suite shower room.

##### **EN SUITE SHOWER ROOM**

With fully tiled shower cubicle; wash hand basin; low level w.c.; wall mounted heated towel rail; extractor fan; rear aspect window.

##### **BEDROOM FOUR**

9'8" x 8'5"

With front aspect window; exposed timbers.





#### **FAMILY BATHROOM**

9'8" x 9'2"

With double aspect window to rear and side; claw foot rolled top bath; wash hand basin; low level w.c.; tiled flooring; wooden latch door to airing cupboard providing eaves storage and hot water cylinder; electric under floor heating.

#### **OUTSIDE**

The property is approached via six bar gate to block paved driveway, beautiful front garden mainly laid to lawn and enclosed by mature hedging, beds and borders, apple tree, low brick and flint wall with gate leading onto rear garden. The rear garden is a beautiful feature of the property being landscaped, converted one bedroom Barn, lawns, large terrace, block paved pathway to entrance of barn, lovely brick and flint wall with curved centrepiece with steps up to lawn, block paved patio, concrete base with timber Workshop, mature and well established beds and borders throughout, second section behind the barn mainly laid to lawn, mature beds and borders and enclosed by wooden panelled fencing and brick and flint wall.

#### **BARN**

A converted self-contained barn with double doors leading to sitting room 12'0 x 12'0 with lovely vaulted ceiling with exposed timbers; door to shower room, bedroom, ladder to mezzanine storage area with side aspect window, lighting, restricted head height and opening into kitchen area with range of matching floor and wall mounted units, work surfaces over, inset single sink and drainer, space for cooker and fridge, extractor fan over, floor mounted oil fired boiler; part tiled walls; tiled flooring. Main bedroom 10'2 x 11'0 with front aspect window, vaulted ceiling; exposed timbers, wooden latch door to shower room with side aspect frosted window, fully tiled shower, wash hand basin, low level w.c., wall mounted heated towel rail, fully tiled walls and flooring, recess with shelving and plumbing for washing machine. The current vendors use this for guest accommodation.

#### **THE LOCATION**

Norton lies about seven miles to the east of Bury St. Edmunds with its excellent range of shops, schools and leisure amenities. The village has a Primary School and Public House and is about 2½ miles equidistant from the larger villages of Thurston and Elmswell, both with railway stations. The A14 Ipswich to Cambridge dual carriageway is also about 2½ miles to the south and provides good access to the East Coast, the Midlands and London via the M11.

#### **SERVICES**

Mains services are believed to be connected including water, electricity and drainage.

#### **LOCAL AUTHORITY**

Mid Suffolk District Council Main House Band B Annexe Band A

#### **TENURE**

For sale FREEHOLD with vacant possession upon completion.

#### **Anti-Money Laundering Regulations**

We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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