

Woodlands Old Stowmarket Road - Guide Price £1,100,000

Woolpit Bury St Edmunds Suffolk IP30 9QS

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

- SUBSTANTIAL DETACHED FAMILY HOME
- ANNEXE POTENTIAL
- DETACHED COMPLEX WITH INDOOR SWIMMING POOL
- GROUNDS OF APPROXIMATELY 2.65 ACRES (STMS)
- SIX BEDROOMS (INCLUDING ONE ON THE GROUND FLOOR)
- 4 RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM, LARGE UTILITY
- FAMILY BATHROOM, 2 EN SUITE SHOWER ROOMS, ONE FAMILY SHOWER ROOM
- DOUBLE GARAGE AND PARKING
- REQUIRES UPDATING AND REFURBISHMENT
- SPACE FOR FURTHER EXTENSION/DEVELOPMENT SUBJECT TO PLANNING

Shires Residential are delighted to offer for sale this substantial six bedroom detached family home which offers flexible living accommodation to include a potential ground floor annexe. The property also offers a large detached pool house measuring 57 ft x 38 ft which includes wc, changing rooms and kitchen area and plant room. The pool is in need of repair and this offers great potential for refurbishment/conversion subject to Planning. The property stands in grounds of approximately 2.65 acres (to be confirmed - subject to measuring survey) and includes a variety of trees and a pond. There are a range of outbuildings including a detached large Double Garage of 35 ft x 24 ft, a Summerhouse and timber garden sheds. There is vehicular access from the front of the property leading through to the rear. The property itself would benefit from refurbishment and updating and the whole property offers great potential for extension or further development subject to planning and the necessary consents.

The property was built in the late 1960's of Woolpit white bricks and includes accommodation of Entrance Hall, Cloakroom, large Sitting Room with open fireplace and sliding doors to the rear garden, Study, Dining Room, Garden Room with with Vigilant woodburner and sliding doors to rear garden and courtyard & Kitchen/Breakfast Room with an oil fired Aga (serviced in 2024). There is a Porch which then leads to the area which has potential to be made into an annexe comprising Utility Room, Pantry, Boiler Room, Ground Floor Bedroom & En Suite Wet Room. On the first floor the property comprises Master Bedroom Suite with En Suite Shower Room and Dressing Room, 4 further Bedrooms, Shower Room and Family Bathroom.

The property is situated towards the edge of the favoured village of Woolpit. We strongly recommend arranging a viewing to fully appreciate the accommodation and grounds available.

Woolpit

Woolpit is a pretty village with many facilities located with good access to the A14 around eight miles east of Bury St Edmunds. The village has many facilities including a Primary School, Doctors Surgery, a Village Shop, Two Pubs, Team Rooms, Hair Dressers, Fish & Chip Shop and Petrol Station.

Services:

Mains services are connected including water, electricity and drainage. Oil Fired central heating

Tenure:

For sale FREEHOLD with vacant possession upon completion.

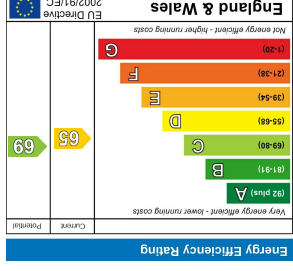
Local Authority & Council Tax Band:

Mid Suffolk District Council. Council Tax Band F





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

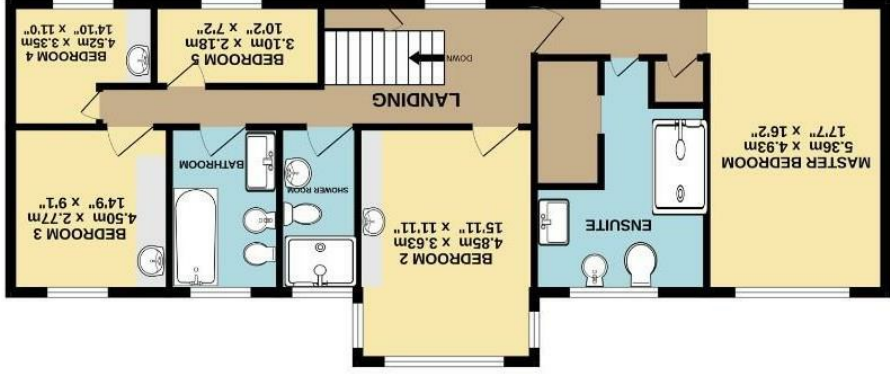


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR



1ST FLOOR