



**EH**  
EXQUISITE  
HOME



## ENDLESS POSSIBILITIES

Located in a typically quaint countryside hamlet yet only minutes from the centre of Bury St Edmunds is this three/four bedroom bungalow. The property includes various outbuildings and two self-contained annexes on a plot measuring just over two acres. With an abundance of land and property located so close to the town, this is a truly special opportunity that needs to be seen to be fully appreciated.







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### *A Warm Welcome...*

The main house is a generous bungalow with spacious living areas and an excellent layout for modern family living. Entry is into a main hallway which gives access to the main two wings of the house. The left wing comprises the main living areas, with a door that opens into an extremely spacious and bright open-plan living and dining room. The "L" shaped room includes a fireplace, and south and west-facing dual-aspect windows let sun beam into the room throughout the day. Double doors at the back of the dining room open through to a large kitchen with modern units and appliances, including an American-style fridge/freezer and a range cooker. Located off of the kitchen is a good-sized utility room with space for a washing machine and tumble dryer. To the rear of the kitchen is what the current owners describe as one of the best "wow" moments in the house: a large day room with sliding doors that open out into the lush garden. It is an ideal all-weather room for spending time with family or for simply relaxing and listening to the sound of birdsong. This is an exceptionally bright and calming space to work.

The bedroom "wing" contains three bedrooms, all with built-in wardrobe cupboards; and the large family bathroom with a separate shower and bath. The two smaller bedrooms are comfortable doubles, while the main bedroom is a little larger. There is a potential fourth bedroom which is currently in use as an office, and the current owners noted the possibility of converting this bedroom into an en-suite bathroom for the larger bedroom.

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*A Light And Bright Space*





*“...the large day room is an ideal all-weather room for spending time with family or for simply relaxing and listening to the sound of birdsong.”*









### *Additional Accommodation...*

To the rear of the main house gardens, and separated from the main property by a private drive, are two fully-independent cottages, both of which have been used by the current owners for long-term rental income, but could also be utilised as holiday lets or any number of other purposes. The largest cottage enjoys a large kitchen with modern units and appliances, which is open-plan to a good-sized dining area and a large living room; together with two bedrooms and a family bathroom with a separate shower and bath. This cottage also enjoys an enclosed garden room, and French doors from the living area open out to a private terrace, which is sheltered by an overhang. The second cottage likewise enjoys an open-plan living/dining/kitchen space, with doors that open to another private terrace, this one with views of a mature monkey puzzle tree. This cottage has one large bedroom with an en-suite bathroom. Both cottages enjoy private parking for multiple cars.

Finally, beyond the two cottages is a large meadow which makes up around two of the three acres included in the property. 'The land has been wonderful,' said the current owners, who raised their children here. 'We've hosted so many large parties here, and the land is great for fetes and Easter egg hunts. The children have had such a good childhood here.' The owners added that it was the land that really attracted them to the property, as they wanted to give their children a true experience of growing up in the country. Now the land presents a number of opportunities for an incoming buyer, including use as a paddock for horses or other livestock or to create a small-holding with a large kitchen garden. The possibilities are endless.



# LOCATION

Sitting within a generous plot of just over two acres, the property presents an envious variety of opportunities together with privacy and space to enjoy the countryside dream. The land is informally split into three main sections. The first section comprises the main house and the immediate gardens and grounds. To the front of the house is a large drive with parking for plenty of vehicles. To the rear of the house is a good-sized private garden which is mostly laid to lawn and is surrounded by mature hedging, ensuring privacy and separation from the two guest cottages. Also within the bounds of the immediate grounds is a summer house which enjoys an electricity connection, together with a good-sized barn which is currently utilised as a games room but, with some modifications, could be converted into a large home office or studio. This barn sits close to the house, and overlooks the large stone and pebble terrace area which wraps around the rear of the main house, providing a perfect spot to sit out and dine in the sunshine on warm, summer evenings. Also within the curtilage of the main house is a good-sized garage and carport, which includes stairs to a floor above that could be converted to additional living space.

The village of Little Welnetham sits a few miles south of Bury St Edmunds, and the drive from the property to the A14 and the town centre is approximately 10 minutes. Bury St Edmunds is often referred to as the cultural capital of Suffolk, with its historic cathedral, lively theatre scene, and multiple Michelin star restaurants. Bury St Edmunds train station offers regular services to both Cambridge and Ipswich, where connecting trains open up travel to the Midlands and also to London. There is a good provision of state and independent schooling in the area, too, with both the catchment primary and secondary schools rated "Good" by Ofsted. Additionally, the popular Culford School, rated as one of the top independent schools in Suffolk, is located less than a twenty minute drive from the property.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		-74  C
55-68	D		
39-54	E	-40  E	
21-38	F		
1-20	G		

Main House EPC

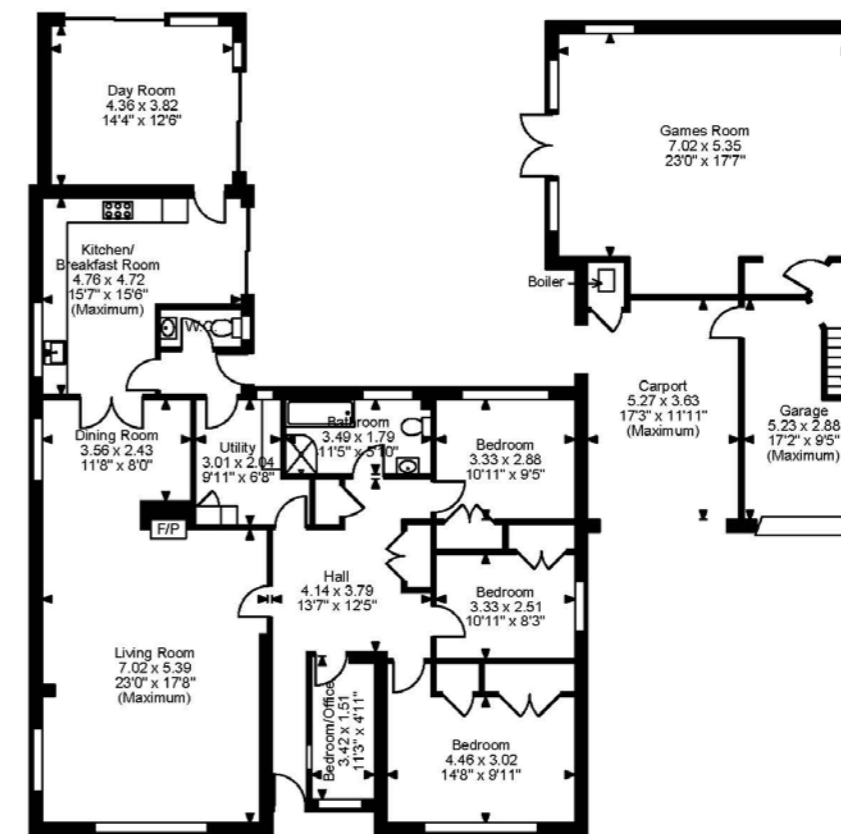
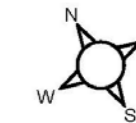
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		-68  B
69-80	C	-73  C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Meadow View Cottage

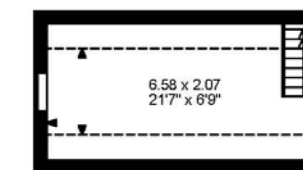
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
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81-91	B		-68  B
69-80	C	-74  C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Meadow View Lodge

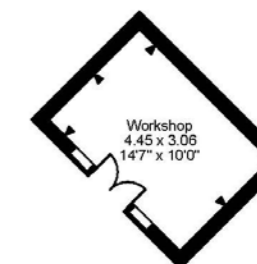
Approximate Gross Internal Area  
 Bungalow = 1814 Sq Ft/169 Sq M  
 Garage & Carport = 357 Sq Ft/33 Sq M  
 Games Room = 615 Sq Ft/57 Sq M  
 Workshop = 147 Sq Ft/14 Sq M Total =  
 2933 Sq Ft/272 Sq M



Bungalow



Floor Above Garage



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □□□□ Denotes restricted head height  
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Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX  
T +44(0)3455 651681 E [enquiries@exquisitehome.co.uk](mailto:enquiries@exquisitehome.co.uk)

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ  
T +44(0)3455 651681 E [enquiries@exquisitehome.co.uk](mailto:enquiries@exquisitehome.co.uk)