



GRANMOR

Woolpit | Suffolk



Chapman Sticks



# GRANMOR, THE STREET, WOOLPIT, BURY ST. EDMUNDS, IP30 9SA

- Entrance hall • Sitting room • Snug/ Office • Utility room •
- Downstairs shower room • Open plan kitchen / dining room •
- Three double bedrooms • Ensuite shower to Bedroom one •
- Family bathroom • Garden • Off road parking •
- Single garage •

## The Property

Located in the heart of the picturesque village of Woolpit, Granmor is a charming Grade II Listed property boasting a wealth of period features and charm believed to date back as far as the 16th century. This beautiful home has been sympathetically improved upon over recent years to a high standard creating a stylish and comfortable space. A welcoming entrance hall leads to the two main reception rooms. The snug/office enjoys exposed timbers and a woodburning stove. Across the hall lies the sitting room boasting exposed timbers and high ceilings with a large inglenook fireplace and impressive bressummer with inset wood burner.

A utility room provides solid wood units, integrated oven and grill with gas hob, butler sink, fridge and plumbing for washing machine. Located to the rear of the house, lies a later addition to the property providing a downstairs shower room and a beautifully designed open plan kitchen/dining/living space ideal for social gatherings overlooking the garden, approached along an impressive fully glazed corridor allowing plenty of natural light. The kitchen area is fitted with an array of solid wood base and eye level units, and black granite surfaces with butler sink.

On the first floor, landing leads to two double bedrooms and a fully updated family bathroom. A further staircase leads to a spacious principle suite with period features such as vaulted ceiling, exposed timbers and exposed brick chimney breast. It also offers a large built in oak wardrobe and a stylish en-suite shower room with large walk in shower.

# A WELL PRESENTED LISTED HOUSE IN THE HEART OF THE SOUGHT AFTER VILLAGE OF WOOLPIT





Outside, a private walled garden predominantly laid to lawn with sun terrace surrounded by a well maintained border stocked with attractive shrubs and flowers such as roses and wisteria to name a few, single garage and solid wood gates provide privacy and seclusion.

#### Location

Woolpit is a small but well served village not far from the historic town of Bury St Edmunds with good access to the A14. The village offers amenities such as a Pub, two tearooms, a grocers, hairdressers, petrol station, a health surgery and primary school. A mainline station to London Liverpool Street can be found approximately 6 miles away in Stowmarket. Nearby Bury St Edmunds offers a good choice of highly rated secondary schools along with a buzzing town centre with a pleasing variety of shops, restaurants and historic attractions.

#### Services

Mains water, electricity and gas connected.

#### Local Authority and Council Tax

Mid Suffolk District Council  
Band D

#### EPC Rating

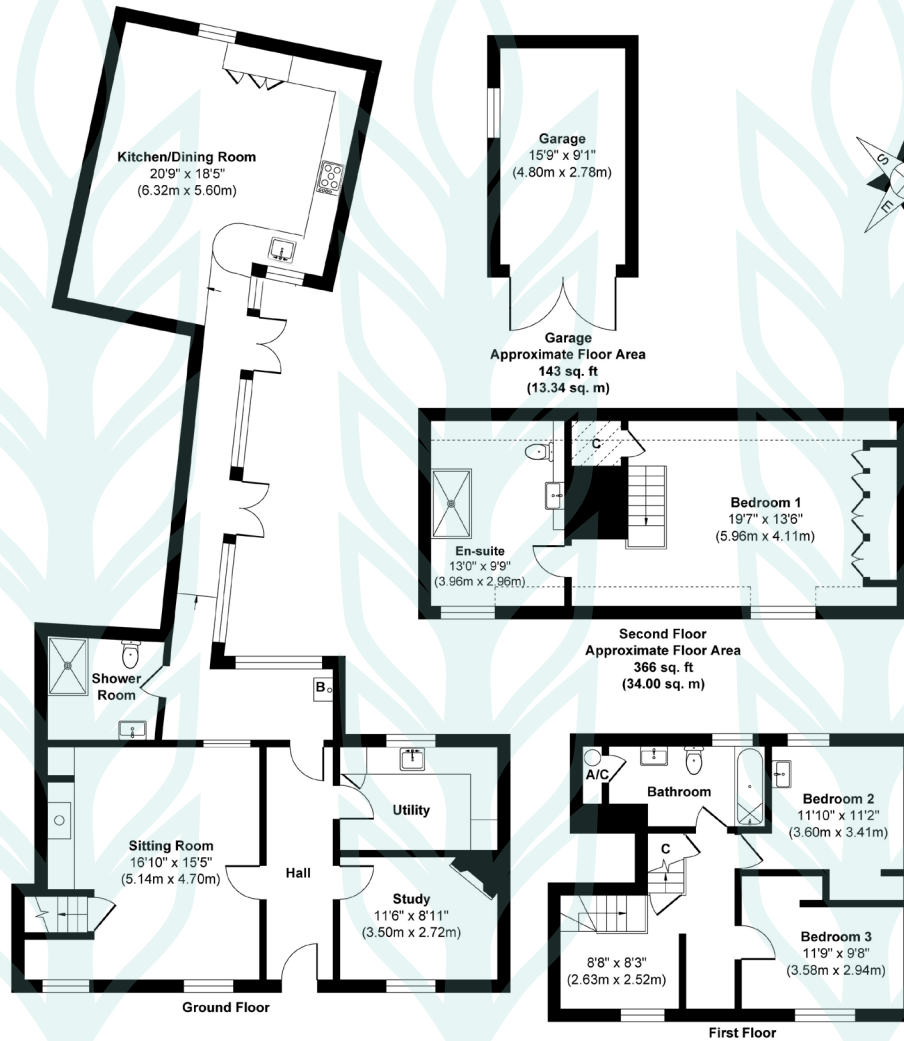
Current D (55). Potential C (76).

Agents Note: The property is owned by a relative of a Chapman Stickels employee





# Granmor, The Street, Woolpit, Suffolk, IP30 9SA



## Chapman Stickels

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