



Boyden Paddock, Boyden End, Wickhambrook

£600,000

LEE WILKINSON

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## Boyden Paddock, Boyden End, Wickhambrook

Lee Wilkinson Estate Agents are pleased to offer this superb Grade 2 listed character cottage, which currently benefits from five bedrooms, three reception rooms and two bathrooms, all positioned on a plot of over 1.1 acres (sts). The property is in need of extensive renovation, with potential to extend further (stpp), should the new owners wish, and has been owned by the current owners for many years. There are also three outbuildings, an orchard, and paddock area. This lovely home is located on the edge of the village of Wickhambrook, offering stunning views in all four directions. Wickhambrook is an extremely popular village, offering a range of amenities, including village stores, Post Office, primary school, Doctors surgery, and award winning public house/restaurant. Cambridge, Newmarket, Clare and Bury St Edmunds are all within easy travelling distance, making this the perfect location for commuters and families alike.

Ref; LW0712





Wooden entrance door leading into;

## Entrance Hall

3.95m x 4.02m (12'11" x 13'2")

A large space, with multiple potential uses. Windows to both front and rear aspects. Door into;

## Bathroom 1

Three piece suite comprising of bath, W/C and pedestal hand basin. Electric shaver point, mirrored wall cabinet, and window to front aspect.





### Reception 3

3.74m max x 4.02m max (12'3" x 13'2")

Large fireplace with wooden surround. This fireplace currently houses the floor mounted boiler, with a hot water tank in one alcove and a storage cupboard to other side. Window to front aspect and door through to;

### Bathroom 2

Three piece suite comprising of W/C, pedestal wash hand basin and panelled bath. Part tiled walls and window to side aspect. Door through to stairwell which leads to 1st floor.

### Reception 2

3.98m max x 5.63m max (13'0" x 18'5")

Benefitting from an impressive Inglenook fireplace, with Bressummer beam over and grate with large hood inset. There is also a bread oven to the side of the fireplace. Enclosed stairs to 1st floor, with understairs storage cupboard. Windows to both front and rear aspect.



### Reception 1

3.91m max x 4.79m max (12'9" x 15'8")

Another well proportioned room, and being next to the kitchen, would make a great dining area. Brick built fireplace, and windows to front and rear aspects. Door through to;

### Kitchen

3.78m max x 3.37m max (12'4" x 11'0")

Fitted with a range of base units with work surface over. Stainless steel double sink and drainer. Eye-level double over, with separate hob. Space for Fridge/freezer. Space and plumbing for washing machine. Enclosed staircase, with latch and brace door, leading to the 1st floor. Part glazed door into rear garden and windows to side and front aspects.

### 1st Floor



### Bedroom 4

3.6m x 3.8m (11'9" x 12'5")

Stairs leading from the kitchen. Lovely bright room with window to the side aspect, benefitting from great views over the paddock area. Door through to;

### Bedroom 2

3.6m max x 4.48m max (11'9" x 14'8")

Vaulted ceiling and window to front aspect.

### Bedroom 5/Suffolk Landing bedroom

3.6m x 5.31m (11'9" x 17'5")

A lovely large space, previously used as a bedroom and with stairs leading from Reception 1. Original wide oak exposed floorboards, vaulted ceiling, and windows to front and rear aspects.





### Bedroom 3

3.6m x 4.06m (11'9" x 13'3")

Vaulted ceiling, window to front aspect and wooden floor. Door through to;

### Bedroom 1

3.6m max x 4.1m max (11'9" x 13'5")

With a range of built in storage cupboards and wardrobes. Window to front aspect. Door through to;

### Storage Room

1.89m x 2.99m (6'2" x 9'9")

Walk-In storage space with restricted head height. Fitted with light.



### Outside

Undoubtedly a highlight of this property, with a plot extending to over 1.1 acres (sts), and benefitting from far reaching views to both the front and rear, over open countryside. The property is accessed via a shingled driveway, leading to a parking area, providing space for many vehicles. There is a paddock with partial post and rail fencing, a shaded woodland area, perfect for exploring, and an orchard to the other side of the property, boasting many mature fruit trees. There is also a disused pond, with the remainder of the garden being laid to lawn, with flower beds and interspersed shrubs.

### Outbuildings

#### Workshop

7.1m x 3.02m (23'3" x 9'10")

Fitted with power and light. Double doors to the front, and three windows to the side aspect.



### Garage

5.67m x 2.76m (18'7" x 9'0")

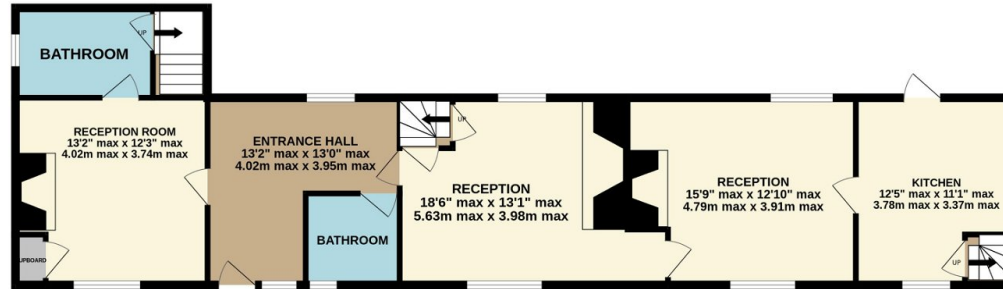
Wooden double doors and window to rear. Fitted with power and light.

### Potting Shed

6.83m x 2.73m (22'4" x 8'11")

With some restoration, this would make a superb potting shed. Door and window to front aspect, with opaque roof to rear, bringing in plenty of light. Currently used simply for storage.

GROUND FLOOR  
915 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR  
923 sq.ft. (85.7 sq.m.) approx.

The 1st floor plan includes a Storage area and four Bedrooms. Bedroom 1 (13'5" max x 11'10" max, 4.10m max x 3.60m max) is on the left. Bedroom 3 (13'4" x 11'10" max, 4.06m x 3.60m) is next. Bedroom 5 / Landing (17'5" max x 11'10" max, 5.31m max x 3.60m max) is in the center with a staircase leading down. Bedroom 2 (14'8" max x 11'10" max, 4.48m max x 3.60m max) is to the right of the landing. Bedroom 4 (12'6" x 11'10" max, 3.80m x 3.60m) is on the far right with a staircase leading down.

TOTAL FLOOR AREA : 1837 sq.ft. (170.7 sq.m.) approx.

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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