



Woodfarm Cottage, Bury Road, Stradishall

Guide Price £750,000

LEE WILKINSON

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Woodfarm Cottage, Bury Road, Stradishall

Lee Wilkinson Estate Agents are pleased to offer to the market this stunning character property, which also benefits from a generous one bedroom annex which is currently let bringing in a good income. The main house has five bedrooms, and three well proportioned reception rooms, as well as a lovely kitchen/breakfast room. The garden wraps around this family home, with woodland beyond the garden, making it very private. The annex is located above the large double garage. The driveway has in/out gates, between a craftsman built flint wall, and provides plenty of parking for numerous vehicles, and with the bonus of an EV charger. There is also a recently installed 28 panel solar system. Woodfarm Cottage is located, between the towns of Clare, Haverhill, Bury St Edmunds and Newmarket, with Cambridge slightly further afield. The closest local facilities including shop, public house, primary school and doctors surgery are approximately one mile away.

Property Ref; LW0712





Entrance Hall

With quarry tiled flooring and storage space for shoes and coats, opening to;

Utility Room

2.63m x 1.82m (8'7" x 5'11")

With built in storage cupboard, stainless steel sink and drainer. Space and plumbing for washing machine and dryer. Part tiled wall and window to front aspect. Tiled floor. Latch and brace door leading through to;

Kitchen/Breakfast Room

2.65m max x 7.05m max (8'8" x 23'1")

Low level and full height units with solid wood worktop over. Butler sink with mixer tap over. Five ring range cooker with extractor over. Integral fridge/freezer and dishwasher. Tiled floor and part tiled walls. Windows to front and side aspects as well as light tubes in the ceiling. Latch and brace door through to;





Dining Room

4.45m max x 4.95m max (14'7" x 16'2")

Fireplace with potential to re-use should it be required, with brick hearth. Two windows to rear aspect. Door leading through to;

Sitting Room

4.45m max x 6.3m max (14'7" x 20'8")

Stunning large inglenook fireplace with curved brick hearth and bressumer beam over, and fitted with wood burning stove. Recently replaced oak staircase to first floor. Two windows to rear aspect. Door through to;

Study

2.69m x 1.51m (8'9" x 4'11")

Door into the garden and window to rear aspect.



Drawing Room/Library

8.1m x 3.15m (26'6" x 10'4")

A lovely bright room split into two distinctive parts. The far end is used as a library but could have numerous other uses for any potential new owners should you wish. This area has two windows to the rear and side aspects. The other larger part of the room is used as family space and is bathed in light with double doors with additional glass side panels, the doors leading onto the gardens patio area. Wood flooring throughout.

Cloakroom

With W/C and hand basin set into vanity unit. Window to side aspect. Tiled floor.

1st Floor - Landing

With large walk in airing cupboard and access to loft space. Doors through to all rooms.



Master Bedroom

4.5m x 3.1m (14'9" x 10'2")

The bedroom has a built in storage cupboard and window to rear aspect. There is an additional walk through dressing area (1.55m x 3.41m) which also has a window to rear aspect. Door from bedroom through to;

Ensuite

Formally a bedroom this is a good sized en-suite comprising a four piece suite of W/C, pedestal hand basin, shower cubicle and roll top freestanding bath. Two double wardrobes, and wooden floor. Window to side aspect.

Bedroom 2

2.6m x 4.85m (8'6" x 15'10")

Window to rear aspect.





Bedroom 3

2.6m x 4.8m (8'6" x 15'8")

Built in wardrobes, window to front aspect.

Bedroom 4

2.8m x 3.25m (9'2" x 10'7")

Window to side aspect overlooking garden and wooded area beyond.

Bedroom 5/Study

2.75m max x 3.6m max (9'0" x 11'9")

Currently used as a home office. Window to front aspect.



Bathroom

Four piece suite comprising W/C. pedestal hand basin, panelled bath and shower cubicle. Part tiled walls and tiled floor. Heated towel rail. Window to side aspect.

Outbuilding

There is a wooden garden building, currently used as a studio, and fitted with power and light, but could equally be well used as a garden office, outdoor playroom, or simply as a summerhouse.

Double Garage

5.75m x 6.95m (18'10" x 22'9")

A large space for multiple vehicles, with two up and over doors, and personal door into garden.



Separate flat ideal for renting

Situated above the garage and accessible via stairs to the rear. The flat is currently rented out, but could be a fabulous home office or additional family space should it be required. The flat accommodation consists of; Part glazed entrance door leading into;

Kitchen

2.6m max x 2.7m max (8'6" x 8'10")

A range of wall and base units with worksurface over. Twin stainless steel sink. Space and plumbing for washing machine and space for freestanding cooker and fridge/freezer. Full height built in cupboard. Velux window to side aspect, access to loft space, door through to;

Reception Room

4.1m max x 5.5m max (13'5" x 18'0")

A lovely bright room, with window to front and Velux style window to side. Door through to;

Bedroom

3.07m x 3.12m (10'0" x 10'2")

Fitted wardrobe. Velux style window to side aspect, door through to;

Shower Room

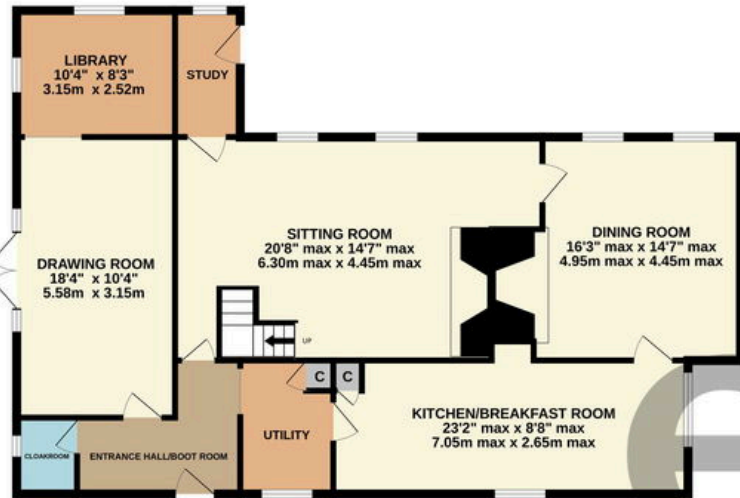
Three piece suite comprising W/C, pedestal hand basin and shower unit. Electric shaver point. Part tiled walls. Obscured window to rear aspect.

Outside

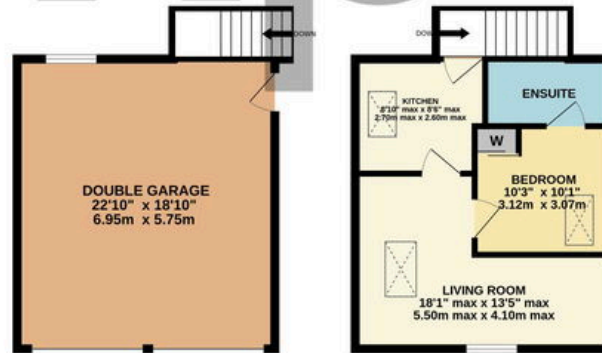
The front garden is enclosed by wooden fencing and a stunning curved flint and brick wall. The in-and-out driveway is laid to shingle with parking for multiple vehicles, which includes a hard standing area, and leads to the large garage. There is a EV charging point. Access to the driveway is through two sets of wooden gates. There is also a wild flower nature area and raised wooden borders. The rear garden envelopes the house and benefits from a large paved patio area adjoining the property. The majority of the garden is laid to lawn with mature flowering borders and enclosed by wooden fencing. There is an insulate wooden studio, which benefits from power. AGENTS NOTE; The current owners also own a small field on the other side of the road which is currently used as an orchard, with Apple, Cherry, Pear, Apricot and Walnut trees. The field contains an old stable block.



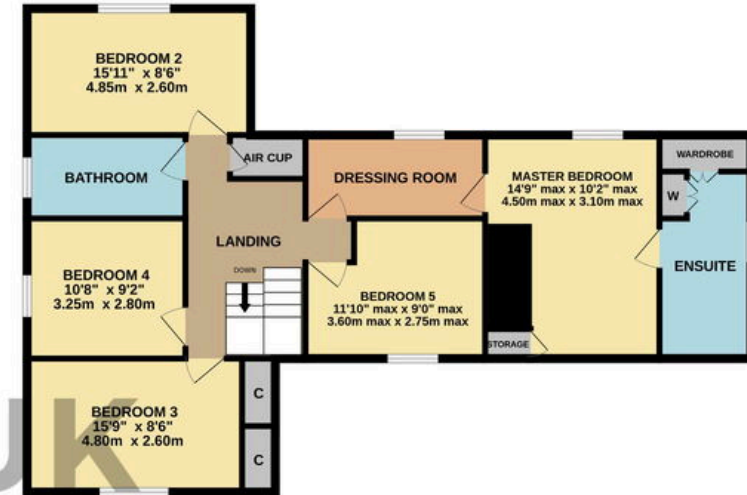
GROUND FLOOR
1144 sq.ft. (106.2 sq.m.) approx.



GARAGE/ANNEX
688 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA : 2763 sq.ft. (256.7 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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