



LEE WILKINSON

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Birds End Cottage, Birds End, Hargrave

Offers Over £350,000

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- Potential to extend and improve (stpp)
- In the same ownership for many years
- Detached garage
- Close to local amenities
- Excellent primary schools nearby
- Lovely edge of village location
- Superb views to countryside
- Former village stores attached
- Easy access to A14 and Bury St Edmunds
- Property Ref; LW0712



Lee Wilkinson Estate Agents are pleased to offer for sale, this beautiful cottage in the well regarded village of Hargrave. The property, dates back to 1843 and is perfect for anyone looking to extend or refurbish a well loved home, which is now in need of some works to bring up to modern standards and offers plenty of scope for extending (stpp), should new owners wish. Hargrave is a small village, located approx. 4.5 miles, South West of the beautiful market town of Bury St Edmunds, and boasts two fantastic churches, and active community centre, offering various clubs and reasons to meet others, through organised social events. The nearest local facilities, including shops, public houses and primary school are in the neighbouring village of Barrow, which is just under two miles from this property. Bury St Edmunds offers a comprehensive range of retail, educational and leisure facilities.

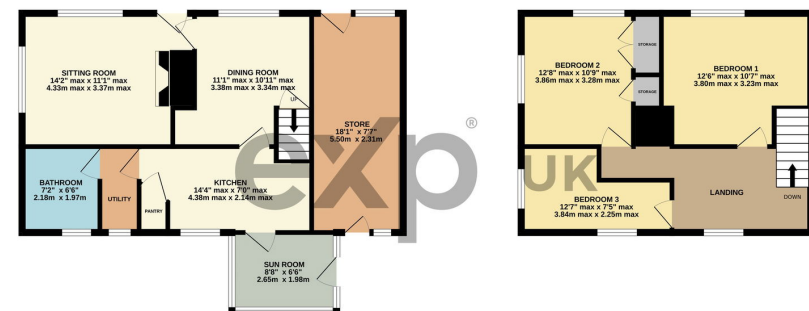
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GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1055 sq.ft. (98.0 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.
Made with Metropix i2025

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