



EH

EXQUISITE  
HOME



## CHARMING CHARACTER COTTAGE

In the pretty village of Wickhambrook, nine miles from Haverhill, ten from Newmarket and eleven from Bury St Edmunds is this absolutely delightful eighteenth century cottage standing in well-maintained gardens. With off street parking, four reception rooms, a cloakroom, family bathroom, two bedrooms and a large workshop and barn, it offers characterful and versatile accommodation with plenty of scope for extension. In a thriving village and close to the A134, it is the ideal family home with added value.







In the pretty village of Wickhambrook in West Suffolk, nine miles from Haverhill, ten from Newmarket and eleven from Bury St Edmunds is this delightful period cottage standing in well-maintained gardens. Built in the late eighteenth century and with an integrated barn thought to date back to the seventeenth century, the same family has for seventy-one years owned it. It is simply awash with history – originally two cottages, it was once the village pub and at one time had a bakery in the barn. The owner was a master carpenter and his expert touch can be seen all around this lovely house. The house stands well back from the road with a hedge in front and a pretty front lawn. There is a gravel drive with space for three cars to park. Stone paving runs around the house and the garden is laid to lawn to the side and rear, with stunning views over the farmer's fields. There are several mature trees, including a large ash and some apple trees, as well as plenty of bulbs, perennials and shrubs and a shed. A single garage offers more storage space.

The wooden front door opens into the entrance hall. To the right is the characterful dining room with its exposed beams, brick fireplace, kettle hook and lovely views. The chimney is currently capped off, but if desired could be opened up again. To the left is the absolutely delightful dual aspect sitting room, full of period charm and original features. It has a beautiful brick inglenook fireplace with oak bressumer beam, stone hearth and chimney hook, as well as a bow window and many exposed floor and ceiling beams. On cold winter days, it is the ideal place to sit in front of the fire with a good book. A door opens on to the inner hallway with its staircase rising up to the first floor. There is a useful cloakroom to the right. To the left is the family bathroom with its extra large walk in shower and basin. It would be entirely possible to install a toilet if desired. Straight ahead is the light and spacious family room with its stone fireplace and room for a wood burner. It opens out on to the wooden floored conservatory which was added thirty years ago, and which gives a tranquil space for enjoying coffee with friends, relaxing with a glass of wine or socialising. It has heating as well as electric blinds. The kitchen benefits from solid wooden cabinets, an integrated double electric oven with grill by Bosch and a Bosch induction hob with four rings. If desired, and with the correct planning permission in place, it may be possible to extend out into the family room to create one large open plan living/dining/kitchen space.

A useful utility room with plumbing for a washing machine opens off the kitchen, as does a further hallway with exposed beams and brickwork. There is a front and a rear porch, ideal for stowing boots and shoes and hanging up coats. The workshop is very large and has plenty of potential.

The staircase ascends to the first floor with its pitched roof, exposed brick chimney breast and exposed beams. The large principal bedroom and the second bedroom can be found on this level.









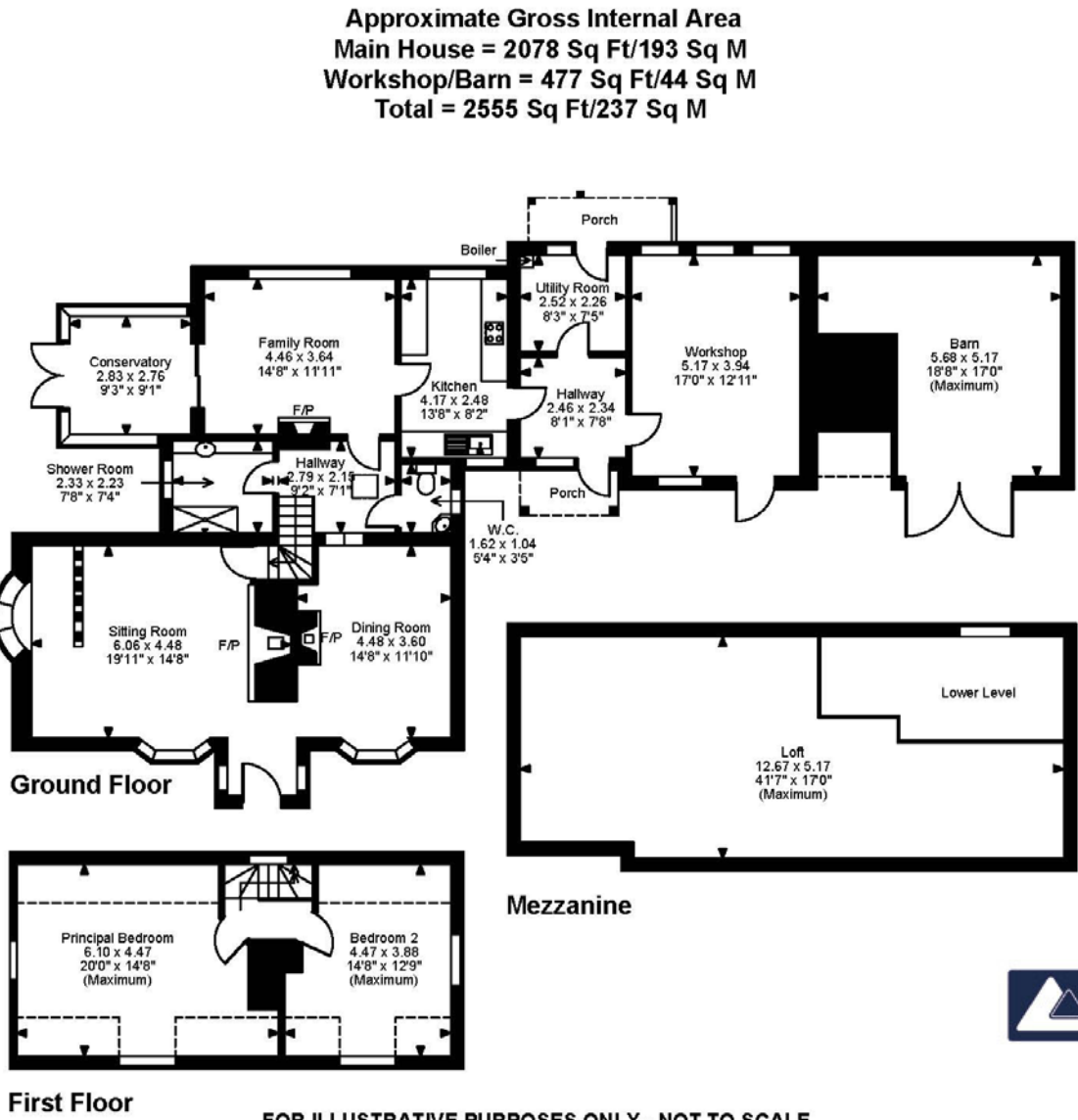
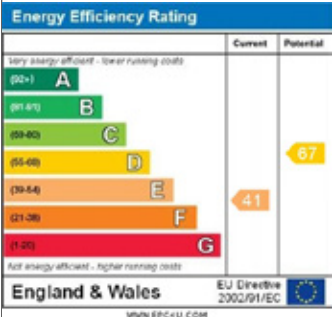




# LOCATION

The seventeenth century barn has power and light and an inglenook fireplace which could be reinstated if desired. There is a mezzanine loft, perfect for storage. With the correct planning permission in place, it may be possible to add a first floor and to transform this remarkable space into an annexe.

The village has a primary school, a pub, village shop and Post Office, a garage, doctor's surgery, a memorial hall with a packed events calendar, a playground and skateboard park, recreational ground and a WI Hall. Wickhambrook children tend to receive their secondary education at either of the two local high schools in Clare and Haverhill respectively. The village is composed of a number of hamlets and eleven village greens, giving it a strong sense of rural charm. The A143 runs relatively close by, as does the A11 connecting it to Cambridge and beyond. With off street parking, charming garden, many period features and a versatile interior, this much loved and improved family home is waiting for the next chapter in its long history.



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Denotes restricted head height

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