



Wyverstone Road, Bacton

Sheridans



Wyverstone Road, Bacton IP14 4LQ

Guide Price £625,000

An outstanding period cottage providing exceptional accommodation complemented by beautiful grounds in all about half an acre (s.t.s)

Picturesque detached 4 bedroom cottage in well-served village. All in just over half an acre (s.t.s).

This fabulous detached 16th century cottage of timber frame construction beneath a thatched roof (re-thatched 8 years ago), retains a wealth of original features including numerous fireplaces, exposed timbers, polished brick, pamment and oak flooring, whilst complemented by much improved/extended accommodation possessing a lovely light and airy atmosphere and boasting delightful half an acre grounds all within a short walk of the local village facilities.

The beautifully arranged accommodation currently in brief comprises: traditional entrance door opening to a charming sitting room with a fine fireplace, many exposed timbers and stairs off to first floor. The living room is another splendid timbered reception with Inglenook fireplace, wood burning stove and french doors to gardens and a study is located at the rear of the house enjoying views across the gardens. A kitchen/breakfast room is fitted with a bespoke range of units beneath preparation surfaces, with space for range oven and another red brick fireplace with wood burning stove and door to second staircase off to first floor. There is an inner hall area leading to a separate utility room and of particular note is the wonderful garden/sitting room, a more recent addition to the cottage with vaulted ceiling, full height glazing and glass doors overlooking the rear gardens. A useful ground floor shower room completes the ground floor accommodation.

On the first floor are two landings, four comfortable bedrooms and a family bathroom. The accommodation is positively charming with

a delightful, homely atmosphere and the agents would recommend an internal inspection in order to fully appreciate the overall personality and character of this superb home on offer.

Outside

The gardens are a particular feature extending in all to about 0.6 of an acre (s.t.s) comprising lawned gardens, well-stocked flower beds, mature trees, charming summer house and paved terrace creating a lovely seating area for outdoor entertaining. There is a driveway providing vehicle parking and access to a detached double garage, single garage/workshop and a cart lodge.

Location

The cottage is situated in the popular and well-served village of Bacton. The village benefits from a very well-regarded primary school, garage, public house, church, doctors surgery and local shop. Excellent access is gained to the A14 dual carriageway, linking the east coast ports, Bury St Edmunds, Newmarket, Cambridge and London via the M11 motorway. The nearby market town of Stowmarket provides a good range of local facilities and of particular note is the rail link to London's Liverpool Street station.

Directions

From Bury St Edmunds proceed east on the A14 taking the exit marked Wetherden. Once entering Wetherden proceed over the staggered crossroads and follow the road up the hill towards Bacton. At the T junction turn left towards Bacton. When entering Bacton turn left into Wyverstone Road (next to the village shop), and the property will be found a short distance further on the right hand side. What3words:///pink.opponent.parsnip

- Sitting room
- Living room
- Kitchen/breakfast room
- Stunning vaulted garden/dining room
- Study, Utility
- Four bedrooms
- Bathroom and shower room
- Fabulous gardens of just over half an acre
- Three garages and cart lodge
- Wealth of original features, village with excellent local facilities

Services

Mains electricity and water are connected. Oil fired central heating. Mains drainage. Council tax band F (Mid Suffolk District Council)

Broadband speed: Up to 80 mbps available (Source Ofcom)

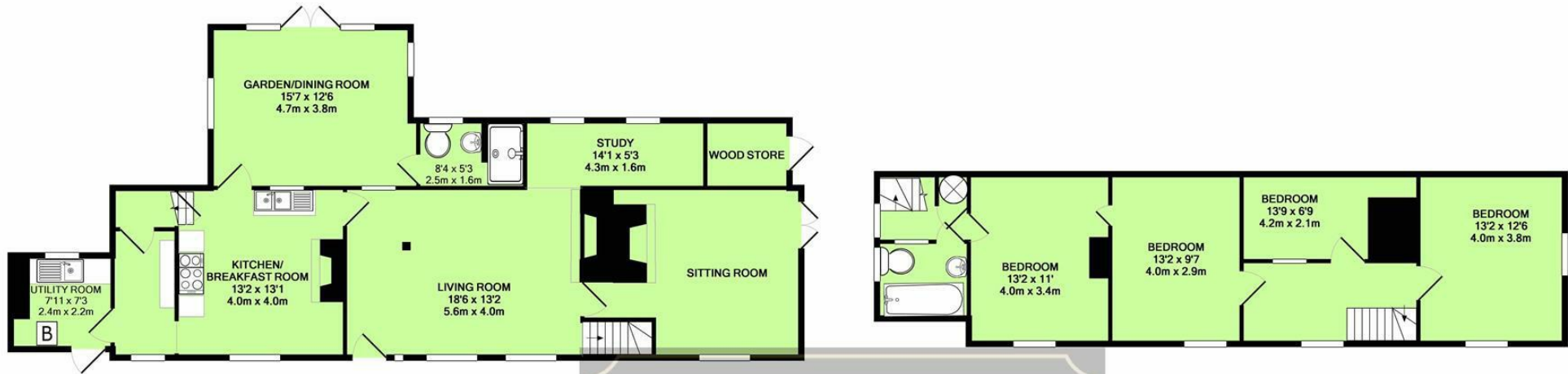
Mobile phone signal for: EE, Three and O2 (Source Ofcom)

Flood Risk: No Risk

Thatch roof replaced 8 years ago.

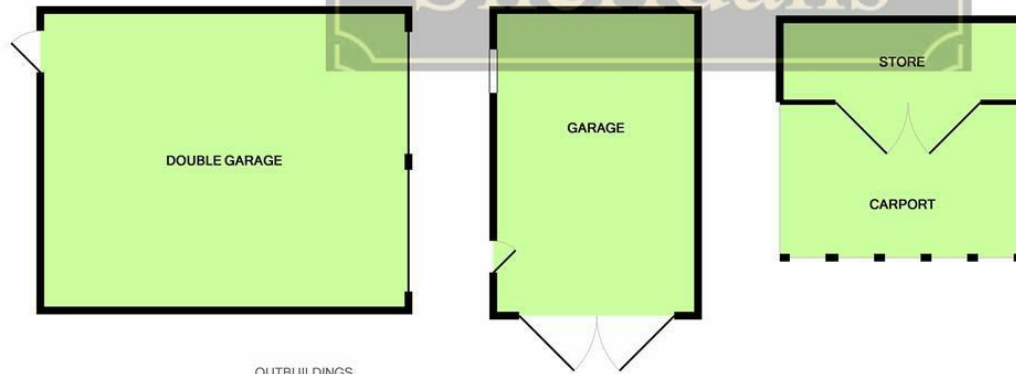
Covenant/Restrictions : No building directly behind Rookery Cottage or between Rookery Cottage and Bury Row Cottage.





GROUND FLOOR

1ST FLOOR



OUTBUILDINGS

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TOTAL APPROX. FLOOR AREA 1792 SQ.FT. (166.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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