



The Green, Tostock, Bury St. Edmunds

Sheridans



The Green, Tostock, Bury St. Edmunds IP30 9NY

Guide Price £325,000

A charming semi detached period cottage in the heart of the pretty village of Tostock.

Built of traditional timber frame construction beneath a plain tiled roof and understood to have origins dating back to the 17th century and rebuilt in the 18th century, this delightful semi detached cottage provides charming accommodation with well proportioned rooms displaying many original features including exposed timbers, timber and slate flooring and a fine Inglenook fireplace in the sitting room.

Listed grade II as being of particular historical and architectural importance and enjoying a wonderful prominent setting on the village green in one of the areas most sought after villages with a thriving community, this home also offers established west facing gardens providing a good degree of privacy, off road parking and is offered with no onward chain.

Benefitting from oil fired radiator central heating, the accommodation currently in brief comprises a spacious sitting room, creating a wonderful first impression, displaying a wealth of exposed timbers and timber flooring, window to front and a huge Inglenook fireplace with large woodburner. Door to inner hall with useful storage cupboard and stairs off to first floor. The kitchen is fitted with a range of hand built units providing drawer and cupboard space with sink, slate floor, walk in pantry and door to the separate dining/garden room providing an ideal reception enjoying views of the gardens with French doors to rear. The bathroom completes the ground floor accommodation.

On the first floor, stairs lead from the inner hall to a landing leading to the bedrooms and useful first floor cloakroom with storage area behind. Both bedrooms are of a good size and enjoy terrific views across the pretty village green.

Outside

A pretty cottage-style garden is situated at the front of the property and a gravel drive provides off-road parking and double-opening timber gates lead

to the rear garden.

The rear gardens are enclosed and afford a good degree of privacy and seclusion. Having been landscaped to provide space to relax and entertain, the gardens include a lawn, planted shrub and flower borders and a variety of mature trees. To the rear of the garden, a good-sized timber shed provides useful storage and adjoining the rear of the cottage, a brick built outhouse/utility area containing the oil fired boiler and plumbing for washing machine.

Location

The cottage enjoys a splendid setting in the heart of the village overlooking the picturesque village green. Tostock is a sought after and unspoilt village with a traditional village pub 'The Gardeners Arms' and village hall/playing field and a Parish church, well supported by the village's strong community spirit. The nearby village of Woolpit (2 miles distant) offers a wide range of amenities and excellent access to the A14 dual carriageway which provides access to the Cathedral town of Bury St Edmunds and Stowmarket with its main rail link to London's Liverpool Street. Local amenities also include a sixth form college, bus travel to Thurston Community College (upper school), and local primary schools.

Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study.

The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town.

Directions

From Bury St Edmunds proceed east on the A14 dual carriageway towards Stowmarket. Take the slip road signposted Beyton, Tostock and Thurston.

- Charming semi detached period cottage retaining a wealth of original features
- Delightful well established west facing gardens
- Off road parking
- No onward chain
- Inglenook fireplace
- Prominent setting overlooking a pretty village green
- Spacious sitting room
- Dining/garden room
- Kitchen
- Two double bedrooms, bathroom, cloakroom

Proceed through Beyton and turn left at the T junction onto Tostock Road. Follow the road over the A14 bridge and take the first turning on the left. Bear right at the first green and continue to the centre of the village and the main village green where the cottage will be found on the left hand side.

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Services

Mains electricity, water and drainage are connected. Oil fired radiator central heating.

Council Tax - Mid Suffolk - Band C

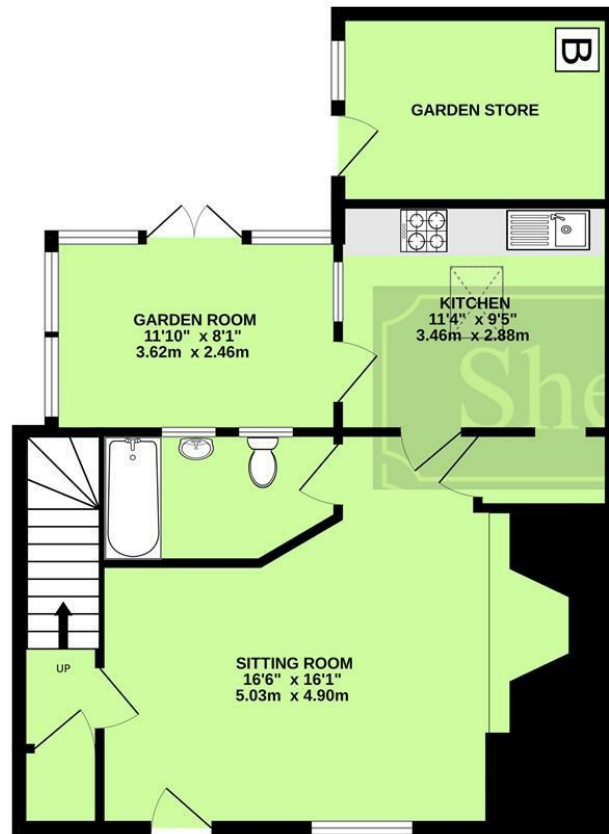
Broadband speed: Up to 80 mbps available (Source Ofcom)

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

Flood Risk: No Risk

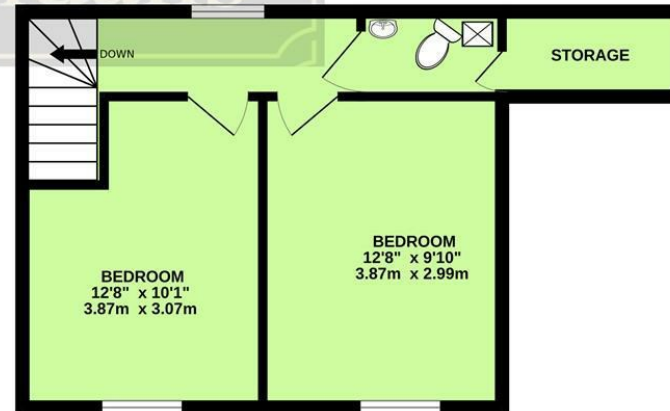


GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR



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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