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## , Ixworth IP31 2JB

Guide Price £1,250,000

An elegant Georgian house providing classically proportioned accommodation, a superb annexe with 2 double bedrooms ideal for dual generation use or giving a letting income, walled gardens of approximately 3/4 acre, a detached studio, very generous parking and by negotiation a spectacular secluded paddock of 1 acre with river frontage.

Cross House takes its name from the crossing point of the Roman inhabitants of Ixworth over the river Blackbourne. Surrounded by a walled garden of differentiated levels, at one point topped by cannon balls allegedly from Nelson's flagship the Bellerephon, from the battle of the Nile.

A handsome and impressive Grade II listed Georgian house, is set within delightfully established gardens in the village of Ixworth. The property is believed to date from the late 18th century and was extended in the 1840's. Built of gault brick under a slate roof. Along the north, south and west sides lies a charming late Victorian verandah. The house retains many original features expected from a property of this era, such as; sash windows, shutters, ornate fireplaces, deep skirtings and detailed corning, has been sympathetically updated and maintained over the years.

The ground floor accommodation comprises a spacious light-filled reception hall with original tiled floor and gives access through to the two main reception rooms and a tripartite cellar which is split in to a port cellar/binned wine cellar/slotted apple cellar. The drawing/music room is a very well-proportioned room and benefits from an open fireplace, dual aspect with sash windows and shutters as well as French doors out on to the verandah. The dining room has original shuttered windows. Beyond the dining room lies the sitting room which is another well proportioned light and airy room with fitted cupboards and bookcase. The kitchen/breakfast room is accessed via the side entrance or through the inner hallway. The kitchen comprises of bespoke wooden base and wall mounted units with granite work tops, a gas fired Aga and Belfast sink. The breakfast room is open to the kitchen with a smaller garden room off which also accesses the study.

The inner hallway also gives access to the study, a boot room, secondary kitchen, utility room and a downstairs bathroom. The rear of the property affords a home office fitted with bespoke units. Also at the rear adjoining the drawing room is a stunning garden room leading to a large loggia, perfect for al fresco dining.

The handsome staircase rises to the first floor, with a charming mural painting on the walls. The principal bedroom is situated at the front of the property overlooking the front gardens and affords a dressing room. There are a further six bedrooms and three upgraded bath/shower rooms. A secondary staircase leads down to the inner hallway.

Outside and Annexe/holiday let  
The property is entered through wooden gates which follow in to a sweeping gravel drive. To the left of the drive lies garaging for three cars. The grounds are beautifully laid out comprising a lawn with box parterre at the front, along with fruit trees. The rear gardens are mainly laid to lawn surrounded by established mature trees. The terrace wraps around the property providing various

areas to sit and enjoy the garden with a pedestrian access to the street off the west verandah/terrace. There is also a studio/summerhouse at the rear of the garden. Above the garage is a superb annexe providing an open plan kitchen/dining/sitting room, two double bedrooms and a shower room.

Location  
Ixworth is an attractive and thriving Suffolk village offering a range of local facilities rarely found in a village of today, including a doctors surgery, shop, two public houses, two Churches, primary school and a free-school. Within 7 miles is the picturesque, thriving market town of Bury St Edmunds 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.

Bury St Edmunds, with its impressive market every Wednesday and Saturday, is nestled in the heart of Suffolk and arguably the crown of East Anglia. 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 to discover its large assortment of shops, restaurants and entertainment centres.

Directions  
When entering Ixworth from the direction of Bury St Edmunds along the A143, turn left to the village. Take the next right into Stow Road, where the entrance to the house will be found further on the left hand side. What3words////trooper.officer.cello

Services and agents note  
Services - mains water, electricity, drainage and gas central heating. Council Tax Band G.  
A meadow with river frontage located directly over the road from the house is available by separate negotiation.  
Broadband speed: Up to 66 mbps available (Source Ofcom)  
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)  
Flood Risk: No Risk

- Elegant Georgian house retaining a wealth of original features
- Beautifully proportioned proportioned accommodation
- Grade II listed
- Seperate 2 bedroom annexe/holiday let
- Delightful grounds of around 3/4 of an acre, with Victorian verandah and loggia
- Extensive parking/garaging
- 3 Principal receptions, Aga kitchen breakfast room
- Study, large garden room, cellar, utility
- 7 Bedrooms, 4 bathrooms
- Thriving village location

