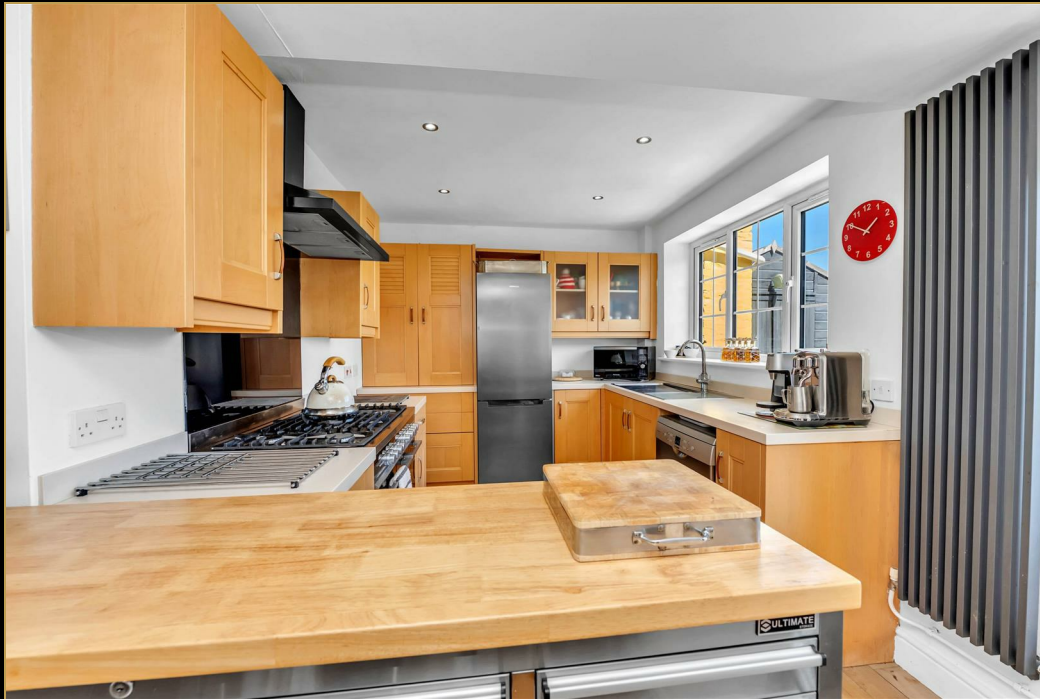




Drinkstone Road, Hessel, Bury St. Edmunds

Sheridans



Drinkstone Road, Hessest, Bury St. Edmunds IP30 9AU

Guide Price £525,000

Charming three bedroom Victorian former school mistress' house providing elegantly proportioned accommodation enjoying a delightful setting.

Understood to have been built in the 19th century of brick and flint construction beneath a slate roof as half of the village school, this wonderful Victorian house provides a surprising level of elegantly proportioned accommodation displaying much character, coupled with modern day living standards and features. Over the years, this much loved home has had numerous improvements and now results in a charming home enjoying an attractive setting set back from a quiet lane, close to the heart of this pretty Suffolk village.

Benefitting from gas fired radiator central heating and double glazing, the accommodation currently in brief comprises a spacious sitting room creating an ideal reception room for relaxing with wooden flooring and fireplace with wood burner. French doors open to the gardens. The inner hall/former main reception hall, retains the original Quarry tiled floor and stairs to the first floor. The kitchen is fitted with a modern range of units providing plenty of drawer and cupboard space beneath preparation surfaces with a range oven, opening to former pantry with gas fired boiler serving heating system and a door to rear garden. Situated off the kitchen is the dining room flows through to the splendid fully vaulted garden room. This particularly striking room has a light and airy feel with wood burner, wooden flooring and stylish "wall to wall" Bi-Fold doors, opening up fully to the covered outside terrace, creating a fantastic space for entertaining and enjoying views of the gardens. A useful shower room and cloakroom completes the ground floor accommodation.

On the first floor is a landing with double cupboard. From the landing leads to master bedroom benefitting from double aspect windows and fitted double wardrobe. the second double bedroom benefits

from fitted a wardrobe. a third bedroom and modern family bathroom completes the first floor accommodation.

Outside

The house is approached along a shingle driveway providing parking for several vehicles and access to the detached double bay cart-lodge garage. The gardens are a delightful feature providing the occupants with an excellent degree of privacy and seclusion, particularly during the summer months. The gardens are mostly laid to lawn and stocked with an abundance of flowering plants, shrubs and mature trees. A large decked terrace beneath a timber pergola with lighting, creates an ideal area for outdoor entertaining as does the second paved terrace at the rear of the house enjoying far reaching countryside views.

Location

The property enjoys a delightful setting set back from a small lane adjacent to open countryside. Hessest is a pretty Suffolk village which is situated just south of the A14, which gives excellent access to Bury St Edmunds, Ipswich, Cambridge and the motorway network beyond. It lies close to the highly regarded villages of Beyton and Thurston, the latter of which offers an excellent range of facilities and also benefitting from a train station. Stowmarket train station is also close providing good links into London.

The village itself provides a fine community spirit and the local Public House, The Five Bells (currently being refurbished). There are good local schools and more comprehensive facilities can be found in Bury St. Edmunds, approximately 10 minutes away in the car.

Directions

When entering Hessest from the direction of Beyton, turn left into Drinkstone Road, where the driveway leading to the house will be found further on the right. what3words:///flexed.attending.estimates

Services

- Victorian former school masters house enjoying a delightful quiet lane setting
- Wealth of character fused with modern features
- South west facing gardens providing a good degree of privacy and countryside views
- Parking for several cars, double bay cart-lodge garaging
- Sitting room with wood-burner
- Stunning vaulted garden room with Bi-Fold doors and wood-burner
- Kitchen, dining room
- Three bedrooms
- Family bathroom, shower room
- No onward chain

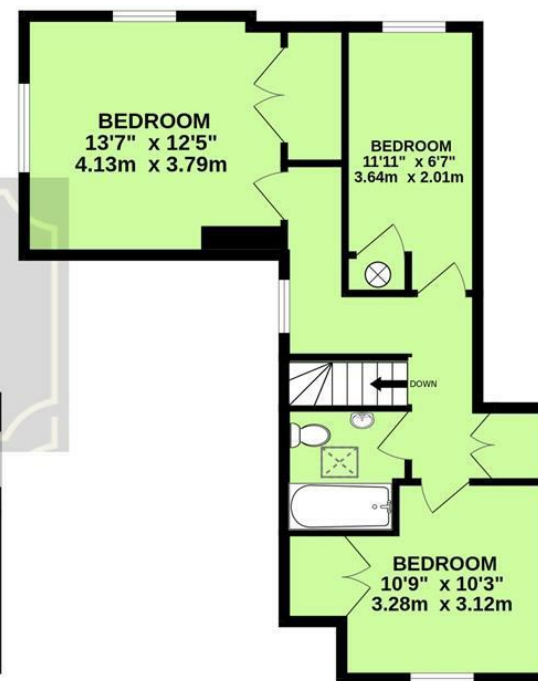
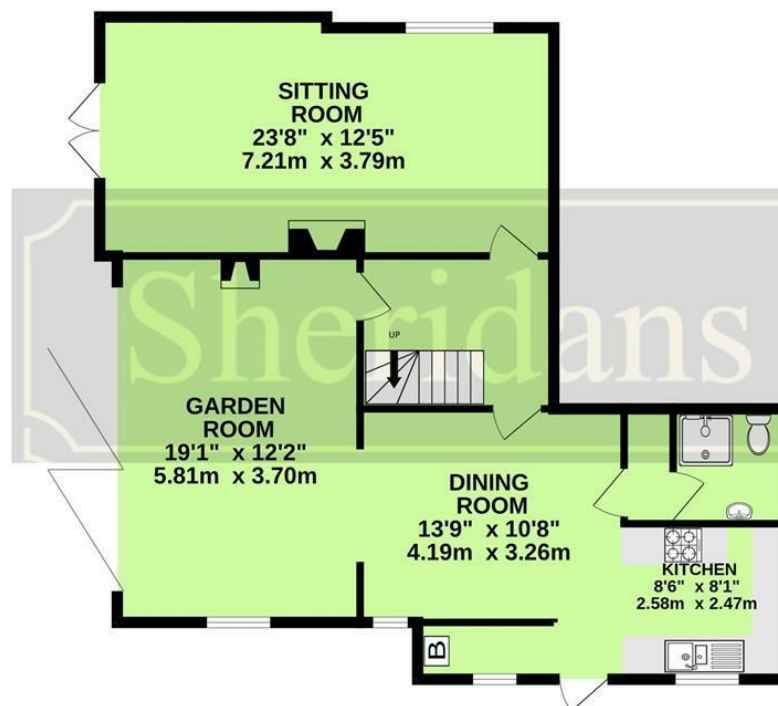
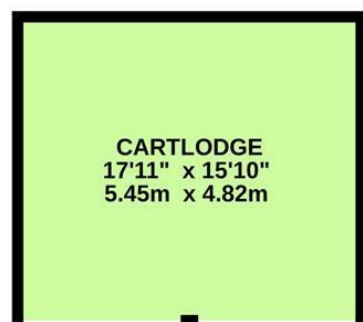
All mains services are connected. Gas fired radiator central heating.
Council Tax: Mid Suffolk Band: E
Broadband speed: Up to 80 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Surface Water - High (current vendors have had no problems in the last 5 years). Rivers & The Sea - Very Low Risk



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

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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