



The Street, Fornham St. Martin

Sheridans



The Street, Fornham St. Martin IP31 1SW

Guide Price £545,000

A very pretty former Gardeners cottage providing charming accommodation complemented by private walled gardens situated in a highly regarded village location

Listed Grade II as being of specific architectural or historical interest, this pretty detached cottage was built in the 19th century as the gardener's cottage for Fornham House.

The property occupies a prominent setting close to the heart of this sought after village located just outside Bury St Edmunds and is also complemented by very private gardens enclosed by an original high brick wall.

The property currently benefits from granted planning permission/listed building consent for a single storey rear extension creating a large "live in" kitchen/breakfast room, utility and garage with bedroom and en-suite above. For further details/planning reference, see agents note.

A wealth of architectural features include knapped flint with red brick quoins and dressings, windows with ornamental cast iron tracery, recessed terracotta panels with diaper patterns with pierced and fluted barge boards, exposed beams, fireplaces and recently installed wood-burner.

Benefiting from gas fired central heating, the charming accommodation currently in brief comprises a panelled entrance door opening to the charming sitting/dining room, with windows to front and side, open fireplace with log burning stove, and many large exposed ceiling timbers, reputed to have been reclaimed from the original medieval Fornham Hall. Door and stairs off to first floor. Off this room is the shower room with window to rear. The kitchen has windows to side and rear and is fitted with a range of units with roll top preparation surfaces and built in appliances. Door to outside and to the cellar creating a delightful snug/study.

On the first floor is a landing leading to the three comfortable bedrooms and a family bathroom, completing the accommodation.

Outside

The cottage stands back from the road in a delightful walled garden which provides a wonderful degree of privacy and seclusion. The garden is laid partially to lawn, interspersed by trees and shrubs. There is a former garage and a number of outbuildings, in a state of some disrepair, that provide some storage and great potential for alteration/removing and creating further extension to cottage (subject to listed building consent and planning permission).

There is a further area of garden to the side of the cottage, which is again laid to lawn with variety of mature trees and shrubs. Vehicular access across a private lane leads through a pair of Twin timber gates leading to a driveway which will accommodate several vehicles.

Location

Kristie Cottage occupies a prominent position on the periphery of the village centre. Situated only a mile north of Bury St Edmunds, Fornham St Martin is a highly regarded and conveniently positioned village which still retains a thriving public house and the historic 15th Century Church of St Martin from which the village derives its name.

Directions

When proceeding into Fornham St Martin from the direction of Bury St Edmunds, follow the road through the village, passing the Woolpack public house and village hall on the left, where the entrance to the cottage will be found further on the right opposite The Old Parsonage.

3 What Words [///ideals.canal.adverbs](#)

Services and agents note

All mains services are connected. Gas fired radiator central heating.
Council Tax: West Suffolk Band: D

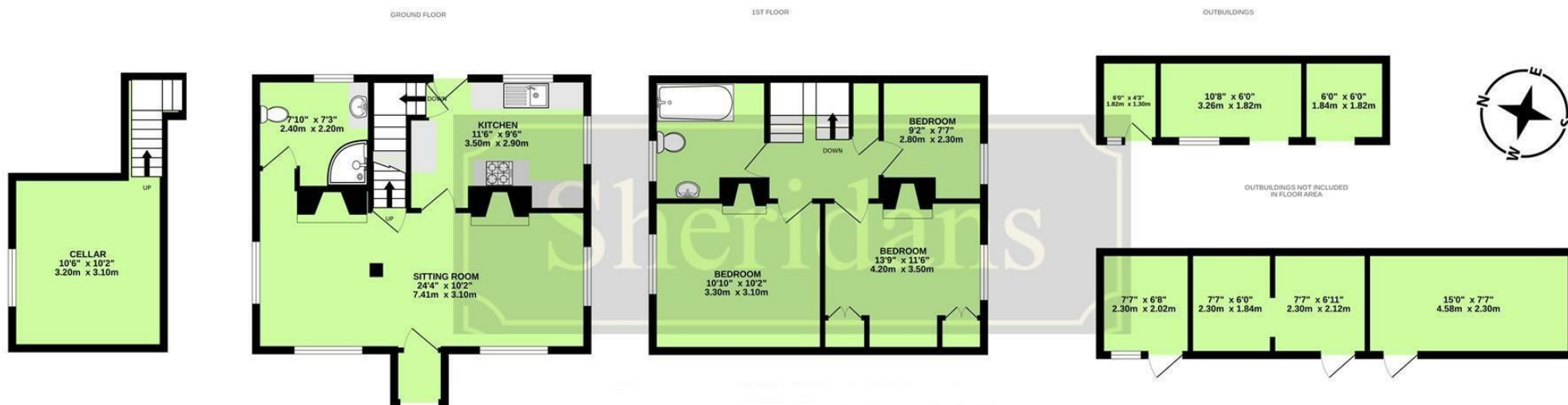
- Charming grade II listed detached cottage in sought after village
- Sitting/dining room with wood burning stove
- Shower room
- Kitchen
- Cellar creating snug/study
- Original fireplaces and exposed timbers
- Planning permission granted to create large kitchen breakfast room, garage and en-suite bedroom
- Three bedrooms, family bathroom
- Range of outbuildings
- Private walled gardens

Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk for rivers and seas.

The planning reference for the planning permission is: DC/22/1031/LB the planning and building control fees have been paid.





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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