



High Street, Ixworth

Sheridans



High Street, Ixworth IP31 2HJ

Guide Price £300,000

Charming much improved 3 bedroomed cottage in the heart of a thriving Suffolk village.

Understood to date back to the early 17th century with possible earlier origins, this charming grade II listed cottage, is currently altered to provide two separate adjoining homes as an ideal investment, yet can easily be put back to form one larger home simply by removing two stud partitions. In more recent years, the property has been much improved, with works carried out including a re-thatched roof, new electric heating system, replaced kitchens and bathrooms and redecoration throughout.

Extending to approximately 1700 sqft, the accommodation is offered with no onward chain and currently comprises three main reception rooms with Inglenook fireplaces and exposed beams, two rear halls leading to the two kitchens, shower room and bathroom and with three double bedrooms on the first floor, completing the accommodation.

Outside

To the rear is an enclosed garden currently divided by fencing as currently used as two properties.



Location

The property enjoys a prominent setting within the heart of the village. 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 proceeding along the High Street from the



- Much improved 17th century cottage in the heart of a thriving Suffolk village
- No onward chain
- Re-thatched roof
- Upgraded kitchens and bathrooms
- Grade II listed
- Enclosed gardens
- Currently used as two investment cottages, easily changed to return to the original larger home
- Three main reception rooms
- Three double bedrooms
- Fine inglenook fireplaces and many exposed beams

direction of Bury St Edmunds, the cottage will be found on the right hand side.

Services

Mains electricity, water and drainage. recently installed electric heating.

Council tax bands B and C (currently as two properties)

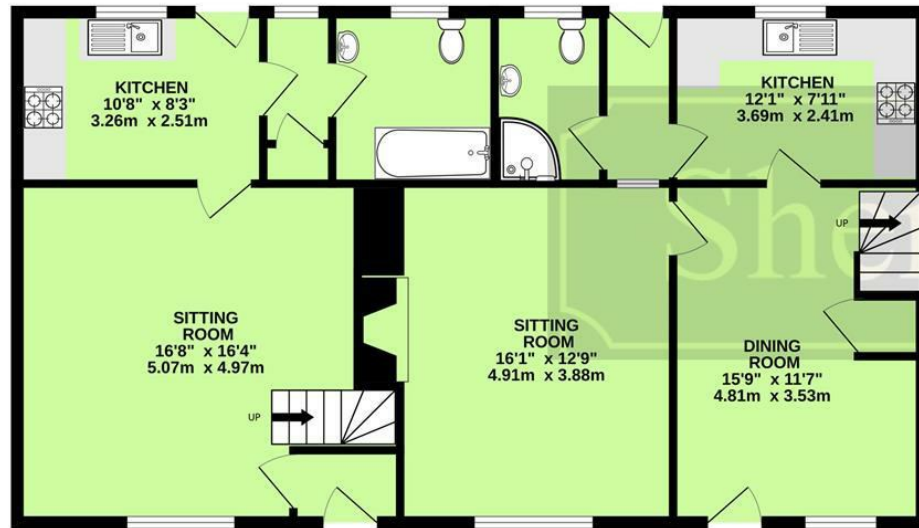
Broadband speed: Up to 1000 mbps available (Source Ofcom)

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

Flood Risk: Very Low Risk



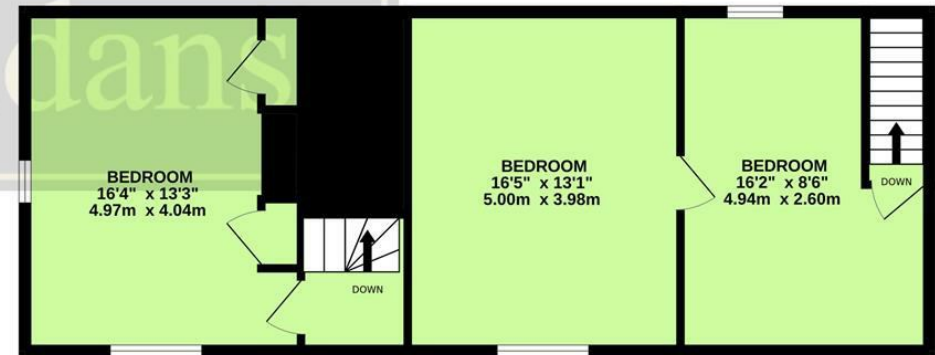
GROUND FLOOR



TOTAL FLOOR AREA : 1700sq.ft. (157.9 sq.m.) approx.
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.

Sheridans Estate Agents

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