



**Lawsons**  
ESTATE AGENTS

18 Pott Hall Road, West Row  
£650,000

# 18 Pott Hall Road

West Row, Bury St. Edmunds, IP28 8PL

Delighted to present this magnificent 5 Bedroom Detached Cottage set in a beautiful green location boasting stunning field views. This character property offers a spacious interior with five bedrooms, three reception rooms, and a ground floor bedroom and shower room. The property features ample off-road parking, oil-fired heating, and a large plot, making it an idyllic family home. With good travel links to Cambridge, this property is sure to impress. Call now to view and secure this exceptional opportunity!

Council Tax band: E

Tenure: Freehold

## Hallway

12' 0" x 7' 5" (3.66m x 2.25m)

Windows to front and rear, radiator, tiled flooring and doors to lounge, conservatory, inner hallway and storage cupboard.

## Lounge

14' 7" x 15' 6" (4.44m x 4.72m)

Two windows to front and window to side, three radiators, and carpet flooring.

## Conservatory

13' 3" x 31' 8" (4.04m x 9.64m)

Built on a low-level brick base with windows to all sides, tiled flooring, electric radiator and French doors to the rear garden.





#### **Inner Hallway**

6' 3" x 23' 2" (1.91m x 7.07m)

Three windows to rear, two radiators, tiled flooring, doors to sitting room, dining room / bedroom 6 and kitchen / breakfast room, and stairs to first floor landing.

#### **Sitting Room**

12' 0" x 12' 2" (3.66m x 3.70m)

Two windows to front, radiator, oak flooring and beautiful brick fire surround.

#### **Dining Room / Bedroom 6**

11' 11" x 12' 0" (3.63m x 3.66m)

Two windows to front, radiator, tiled flooring and exposed oak beams.

#### **Kitchen / Breakfast Room**

14' 1" x 15' 2" (4.30m x 4.63m)

Window to rear and side, wall and base units with worktop over, inset double bowl sink unit with mixer tap over, matching upstand splashback, tiled flooring, space for range cooker with cooker hood over, built-in fridge freezer, dishwasher and washing machine, radiator and door to bedroom 5.

#### **Bedroom 5**

10' 4" x 12' 4" (3.16m x 3.76m)

Window to rear, part wooden and tiled flooring, door to downstairs shower room, utility room and rear lean to.

#### **Downstairs Shower Room**

4' 4" x 11' 5" (1.31m x 3.49m)

Window to side wet room style shower with low-level WC, wash basin, fully tiled walls and floor, bidet, heated towel rail and extractor fan.

#### **Utility Room**

5' 7" x 7' 3" (1.69m x 2.22m)

Space and plumbing for washing machine, tumble dryer, oil fired boiler, part wall tiling, tiled flooring, low-level WC, wash basin, extractor fan, and door to storage cupboard.





#### **Lean to**

7' 11" x 12' 9" (2.41m x 3.88m)

Metal frame with glass panels, laminate flooring and double sliding doors to the rear garden.

#### **First Floor Landing**

7' 1" x 10' 0" (2.15m x 3.05m)

Doors to bedrooms 1, 2, 3 and 4, bathroom, window to rear, loft hatch and wooden flooring.

#### **Bedroom 1**

9' 9" x 14' 11" (2.96m x 4.54m)

Window to rear, radiator, laminate flooring and door to ensuite.

#### **En-Suite**

4' 0" x 8' 3" (1.21m x 2.52m)

Window to side, shower cubicle with electric shower over, low-level WC, wash basin, part wall tiling, radiator, built in storage cupboard and extractor fan.

#### **Bedroom 2**

11' 9" x 14' 2" (3.57m x 4.33m)

Window to front enjoying stunning field views, radiator, oak flooring and beautiful cast iron fire surround.

#### **Bedroom 3**

10' 3" x 14' 6" (3.13m x 4.41m)

Window to front enjoying stunning field views, radiator, oak flooring and beautiful cast iron fire surround.

#### **Bedroom 4**

6' 11" x 9' 10" (2.10m x 3.00m)

Window to rear and side, radiator, oak flooring and built-in wardrobes with mirrored sliding doors.

#### **Bathroom**

7' 3" x 8' 5" (2.20m x 2.57m)

Window to side, bath with electric shower over, glass shower screen, low-level WC, wash basin, part wall tiling, tiled flooring and heated towel rail.

#### **Front Garden**

The front garden is mainly laid to lawn with shingle borders, array of mature shrubs, pathway leading to the front door and stunning field views.



Rear Garden

The substantial rear garden measuring approximately 0.6 acre is mainly laid to lawn and enhanced by a variety of mature shrubs, well-stocked plant borders, and several established trees, including fruit trees. A number of sheds and outbuildings provide useful storage and versatility. A generous raised patio area offers an ideal space for outdoor seating and entertaining, with steps leading down to the remainder of the garden. Towards the rear, an attractive woodland-style area, often referred to as an “enchanted forest,” adds further character and interest. The garden presents significant potential for further landscaping or development, subject to the necessary planning permissions.

Driveway

The property offers ample off-road parking with shingle driveway and double gates leading to the rear garden.

Agents Note

This property falls under a band E for the local council tax and costs approximately £2,749.83 per annum for 2025/26. The property is served by a septic tank. For further information, please contact our office.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson’s Estate Agents 01842 755422.

Financial Advice

Lawson’s Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

