



**Emu Cottage**  
**Woolpit, Suffolk**

**DAVID  
BURR**





# Emu Cottage, Mill Lane, Woolpit, Bury St Edmunds, Suffolk, IP30 9QX

Woolpit is a prosperous and thriving village noted for its period architecture, the skyline dominated by the magnificent parish church of St Mary. The village offers a comprehensive range of facilities including post office/village stores, primary school, bakery, coffee shop, gift shop, hairdresser, doctor's surgery, garage/shop and public house. The A14 trunk road bypasses the village and affords fast access to the Cathedral town of Bury St Edmunds 10 miles, Stowmarket 7 miles, the latter providing a commuter rail link to London's Liverpool Street station.

An excellent three bedroom unlisted detached house occupying arguably one of the best positions within this highly sought after and well served Suffolk village. This splendid property is located in the conservation area and has undergone significant improvements over the years and is now presented to the highest of qualities throughout whilst affording generous accommodation to both floors. The property is further benefitted by its immaculate enclosed low maintenance garden and off street parking for several vehicles. NO ONWARD CHAIN.

## **A delightful three bedroom unlisted detached house occupying an enviable position within this highly regarded Suffolk village and only a short distance to all of its amenities.**

Entrance door to;

**DINING ROOM:** 14' 1" x 13' 3" (4.29m x 4.04m). Currently used as a formal dining room by the present owners, however would lend itself to a multiple of uses if so required. Having a display of timbers. Front aspect via the double doors opening onto the terrace. Central light fitting and side wall lights. Door through to study/family room.

Open studwork through to;

**SITTING ROOM:** 14' 0" x 12' 8" (4.27m x 3.86m). An excellent room that retains subtle period features by way of exposed timbers and brick fireplace with brick hearth and inset gas fire creating the main focal point of the room. Central light fitting and side wall lights. Front aspect.

**STUDY/FAMILY ROOM:** 12' 0" x 8' 3" (3.66m x 2.51m). Presently occupied as a home office but again would lend itself to a multiple of uses.

Staircase rising to first floor with understairs cupboard. Side aspect. Opening through to the;

**KITCHEN/BREAKFAST ROOM:** 17' 5" x 12' 0" (5.31m x 3.66m).

**Kitchen area** - An excellent recently upgraded area having matching wall and base units under work preparation surface that includes a central matching preparation island. Eye level fitted microwave. It is understood that the freestanding fridge/freezer and Rangemaster cooker under extractor hood will remain. Tiled flooring leads through to the **breakfast area**. Having wall and base units with 1½ bowl sink unit with mixer tap and single drainer. Space for dishwasher. Velux window and external side door to the grounds. Utility cupboard with space for tumble dryer and washing machine. Water softener. Door to;

**CLOAKROOM:** Fitted with W.C, and wash hand basin with mixer tap and vanity cupboard beneath.

### **First floor**

**LANDING:** An inviting area with doors to;

**BEDROOM 1:** 14' 3" x 14' 0" (4.34m x 4.27m). Being an excellent size and having front aspect this wonderful room includes extensive wardrobes.



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**BEDROOM 2:** 14' 0" x 11' 5" (4.27m x 3.48m). Again, an excellent size and having front aspect. Wardrobes.

**BEDROOM 3:** 8' 8" x 7' 8" (2.64m x 2.34m). A splendid room with side aspect. Single wardrobe. The boiler is located in this room.

**BATHROOM:** 9' 3" x 9' 0" (2.82m x 2.74m). A superb upgraded suite comprising roll-top bath with ball and claw feet with mixer tap and shower attachment over, large walk-in shower cubicle with rain head style shower and tiled surround, W.C. with and wash hand basin with mixer tap and vanity cupboard beneath.

## Outside

The property is side on to Mill Lane and accessed via a footpath leading to the front door and driveway continuing round to the side allowing off street parking for multiple vehicles. Full height gate opening through to the grounds. The grounds to Emu Cottage are a sheer delight and possibly one of the key main selling features, immaculately landscaped with low maintenance in mind. Well stocked raised railway sleeper beds and well-placed terrace towards the centre of the grounds allowing one to enjoy warm summer days and al fresco dining. A further terrace area abuts the property. Large brick-built storage shed with power and light connected.

**SERVICES:** Mains water, drainage and electricity are connected. Gas fired heating to radiators. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council. Band D.

**EPC RATING: D**

**BROADBAND & MOBILE:** Please see our website and Ofcom.org.uk for further details.

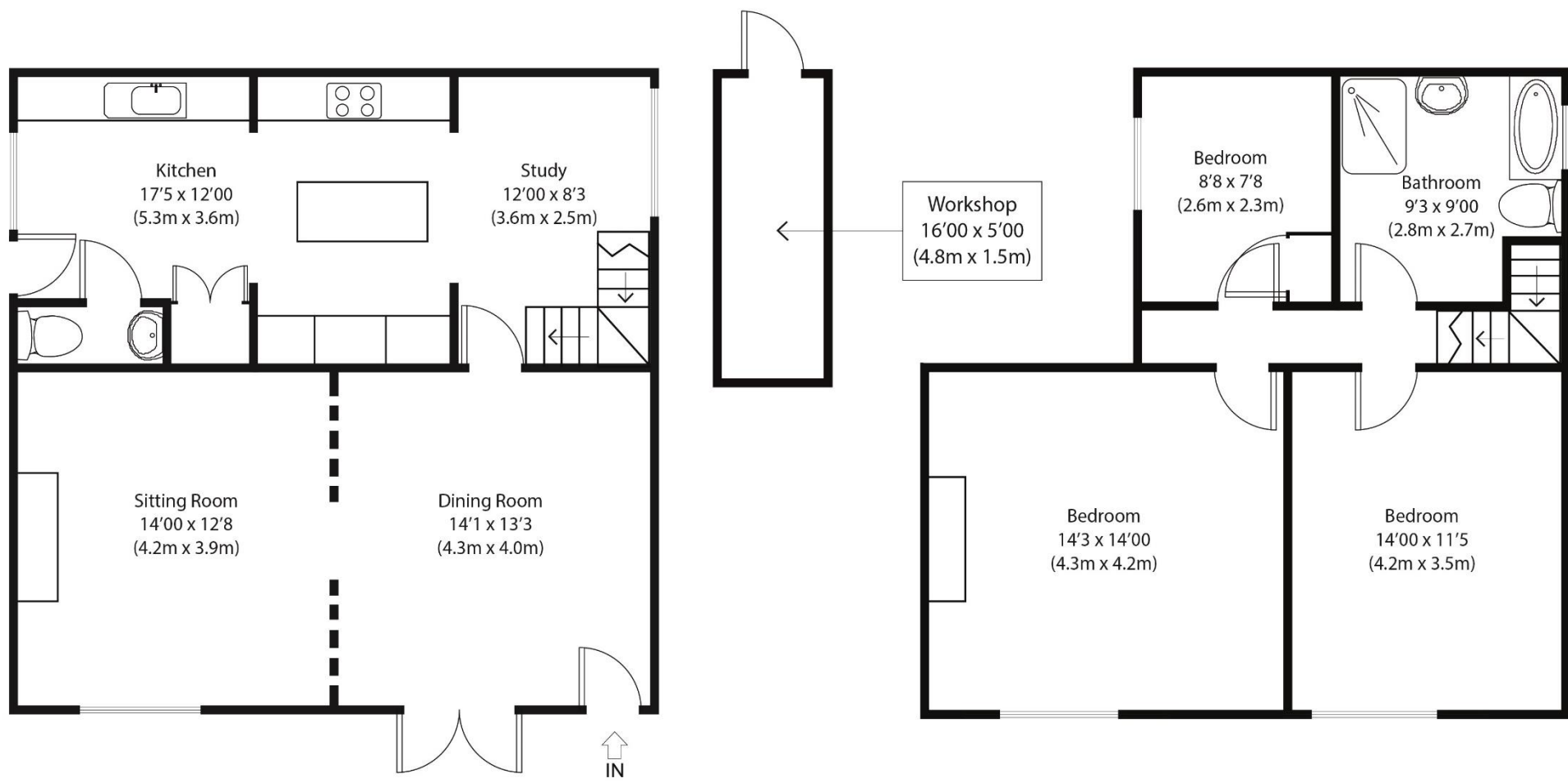
**AGENTS NOTE:** The exterior photos showing the garden in bloom were taken by the Vendors in Summer 2023.

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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Ground Floor

Approximate Gross Internal Area  
1400 sq ft (130 sq m)

First Floor

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



