



DAVID  
BURR

**The Cottage, Sharps Row  
Woolpit, Suffolk**







# The Cottage, Sharps Row, Woolpit, Heath Road, Woolpit, Suffolk, IP30 9RJ

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.

Introducing The Cottage, Sharps Row, Woolpit - a remarkable transformation from humble beginnings to a superb family residence. Tucked away down a private drive on the outskirts of this highly regarded and well-served mid Suffolk village, The Cottage offers a perfect blend of modern living and rural tranquility.

## **A wonderful detached five-bedroom family home tucked away down a private lane with grounds in excess of 1 acre and no onward chain.**

Upon arrival, electric gates welcome you to an extensive driveway with parking for multiple vehicles, complete with an electric charging point. The front door, accessed from the drive, leads you into a spacious and welcoming entrance hall, providing access to the ground floor living accommodation and the staircase.

Recently extended and remodelled, The Cottage now boasts everything a modern family desires. The highlight is the expansive open-plan kitchen/living/dining area, featuring bi-folding doors that open onto the grounds in excess of 1 acre. The kitchen is well-equipped with ample storage and built-in appliances, complemented by a convenient walk-in pantry cupboard. Additionally, there are two further reception rooms - one serving as a home office, and the other a delightful sitting room with a charming exposed brickwork inglenook fireplace housing a wood-burning stove and two sets of bi-fold doors leading to the rear garden. A practical boot room, ground floor shower room, utility room with laundry facilities and additional storage complete the ground floor layout.

Upstairs, the spacious and versatile accommodation continues with five double bedrooms, dressing room/6<sup>th</sup> bedroom, a family bathroom, and an

en-suite shower room. All bedrooms are accessed from a central landing, which also features recessed book shelves and the airing cupboard.

Outside, the garden is a true delight, extending to over 1 acre. Adjacent to the house, the driveway offers ample parking space, while the rear features a large secluded patio area - perfect for entertaining and al fresco dining. Beyond the patio lies mainly lawn adorned with a variety of trees and shrubs. Additionally, there's a stable block consisting originally of four loose boxes, two of which have now been adapted into an art studio with light, water and a log-burning stove for comfort during colder months.

### **Key Features:**

- Detached, extended, and improved family home spanning approximately 2600 sq. feet
- Air source heat pump heating system
- Large open-plan kitchen, living, dining area with bi-folding doors
- Two spacious reception rooms
- Five double bedrooms and dressing room/6<sup>th</sup> bedroom
- Three bath/shower rooms
- Boot room and utility room

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- Over 1 acre of garden with studio and stables
- Private drive in a semi-rural location
- Short walk into Woolpit Village

Experience the charm and comfort of countryside living combined with modern luxury at The Cottage. Schedule your viewing today and make this exceptional property your next family home.

**SERVICES:** Mains water, drainage and electricity are connected. Air source heat pump. **NOTE:** None of these services have been tested by the agent.

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

**EPC RATING: D**

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

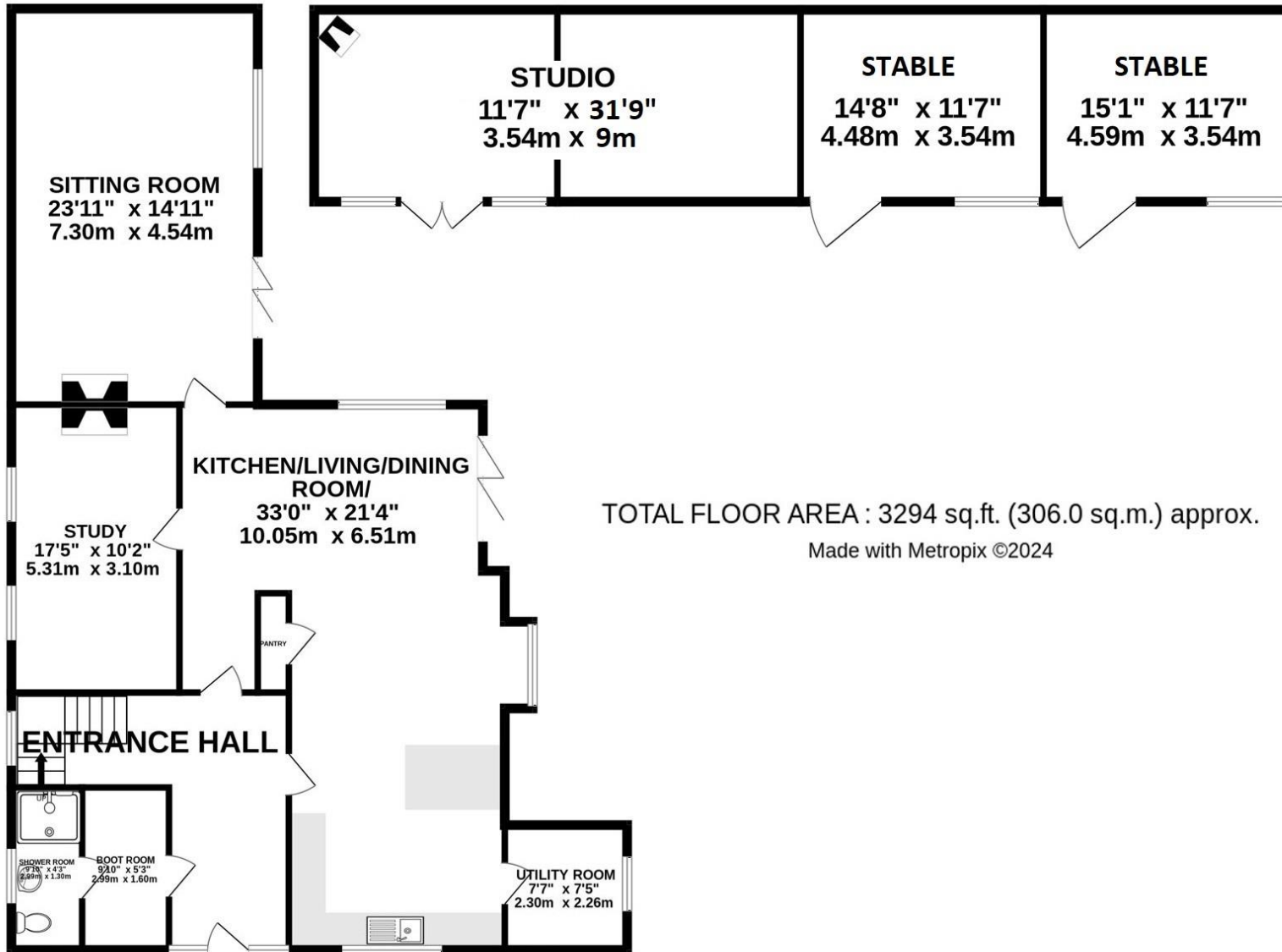
**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**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.

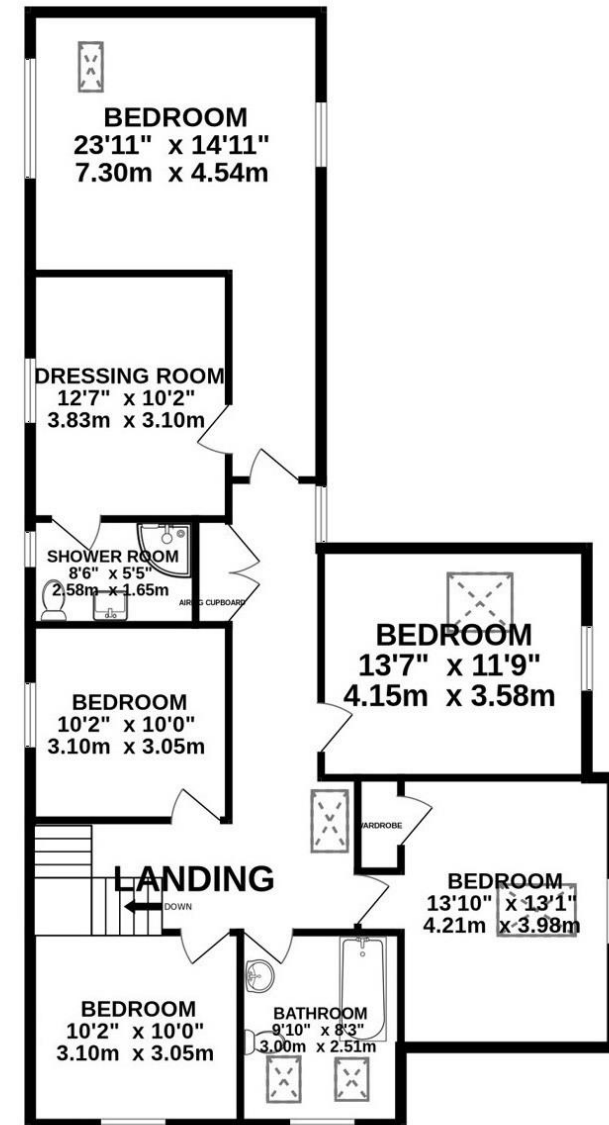




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GROUND FLOOR  
2063 sq.ft. (191.7 sq.m.) approx.



1ST FLOOR  
1231 sq.ft. (114.3 sq.m.) approx.



