



**Tremayne House**  
**Woolpit, Suffolk**

**DAVID  
BURR**



# Tremayne House, Warren Lane, Woolpit, Suffolk, IP30 9RT

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 four bedroom detached family house that is situated on this charming no through lane on the periphery of this highly sought Suffolk village. Tremayne house offers well appointed accommodation throughout and has been meticulously cared for and is presented to the highest of standards by the present owners that enjoys a wonderful open plan kitchen/dining room which extends to nearly 40' in length. The property is further enhanced by its generous sitting room with open fire, master bedroom with en suite facilities and larger than average garage with studio above to name but a few.

## **A wonderful four bedroom detached family house presented to the highest of standards throughout in an enviable position towards the periphery of this highly sought after Suffolk village**

Entrance door leading through to;

**ENTRANCE HALL:** A spacious welcoming area with staircase rising to first floor having understairs storage cupboard. Stone Travertine flooring with underfloor heating. Doors to;

**SITTING ROOM:** A dual aspect room with doors opening to the rear terrace offering the opportunity for al fresco dining on warm summer days. The main focal point of the room is the red brick fireplace with inset multi-fuel burner upon a tiled hearth.

**KITCHEN/DINING/FAMILY ROOM:** A superb room cleverly designed into distinctive area with the kitchen area being fitted with matching wall and base units under granite worktops that incorporate a double ceramic Butler sink with mixer tap over. Matching central preparation island with storage cupboards and wine rack. Spaces for freestanding range cooker, fridge freezer and dishwasher. Attractive Travertine stone flooring with underfloor heating continues through to the dining and family areas. Having vaulted ceiling with skylights, large picture window and concertina doors opening to the rear terrace.

**UTILITY ROOM:** Fitted with matching wall and units under work preparation surfaces that incorporate a sink unit with single drainer. Door opening to the rear.

**CLOAKROOM:** Offering low level W.C. and wash hand basin. Tiled flooring.

### **First floor**

**LANDING:** An inviting area giving access to;

**BEDROOM 1:** A substantial room offering rear aspect of the gardens. Fanlight. Door opening to;

**EN SUITE:** Having a large walk-in shower cubicle, low level W.C. with encased cistern and wash hand basin with vanity surround and cupboard beneath. Heated towel rail. Tiled flooring. Velux window.

**BEDROOM 2:** Offering rear aspect of the garden. Fanlight. Door opening to;

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**JACK AND JILL BATHROOM:** Designed as a Jack and Jill bathroom with access from bedroom 2 and the landing. Suite comprising ball and claw bath with mixer tap and shower attachment, wash hand basin with mixer tap, vanity surround and cupboard beneath and low-level W.C with encased cistern. Heated towel rail. Tiled flooring.

**BEDROOM 3:** Offering front aspect with views of the front. Downlighters.

**BEDROOM 4:** Having built-in wardrobes and again offering front aspect.

## Outside

The property is approached via a gravel driveway which affords off street parking for numerous vehicles and in turn gives access to the **LARGE GARAGE**. Having up and over door, door to kitchen and a personnel rear door. Stairs to a recently created first floor **STUDIO/OFFICE** with rear aspect and power and light connected. A versatile area which would lend itself to a multiple of uses if so required. The remainder of the front gardens are bordered by well established trees and shrubs with well stocked flowering beds. Side aspect leads to the fully enclosed rear garden which is beautifully presented predominantly laid to lawn with established trees, and flower and shrub beds. Large patio terrace which is ideally placed for entertaining. Further terrace area.

**SERVICES:** Mains water, drainage and electricity are connected. Oil fired radiator heating with underfloor heating the majority of the ground floor. NOTE: None of these services have been tested by the agent.

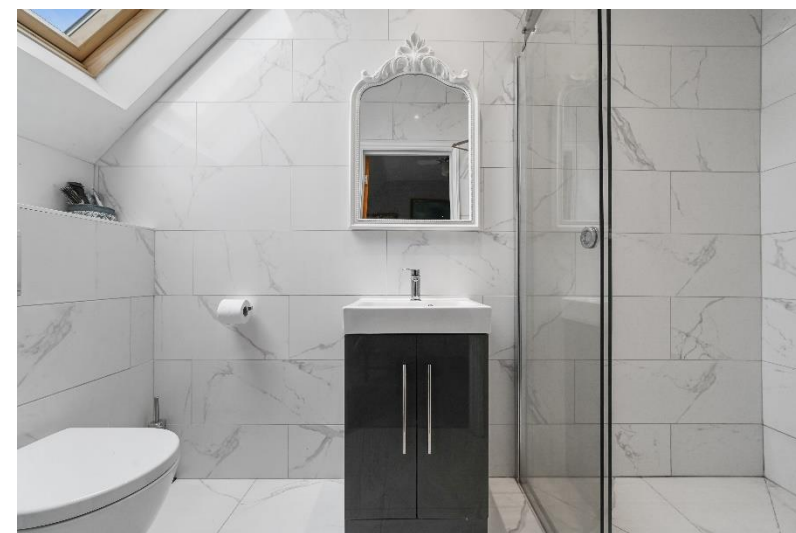
**LOCAL AUTHORITY:** Mid Suffolk District Council. Band E

**EPC RATING:** TBC

**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.



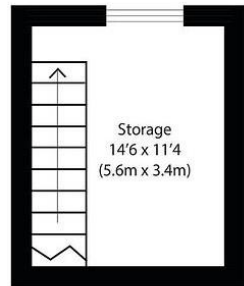
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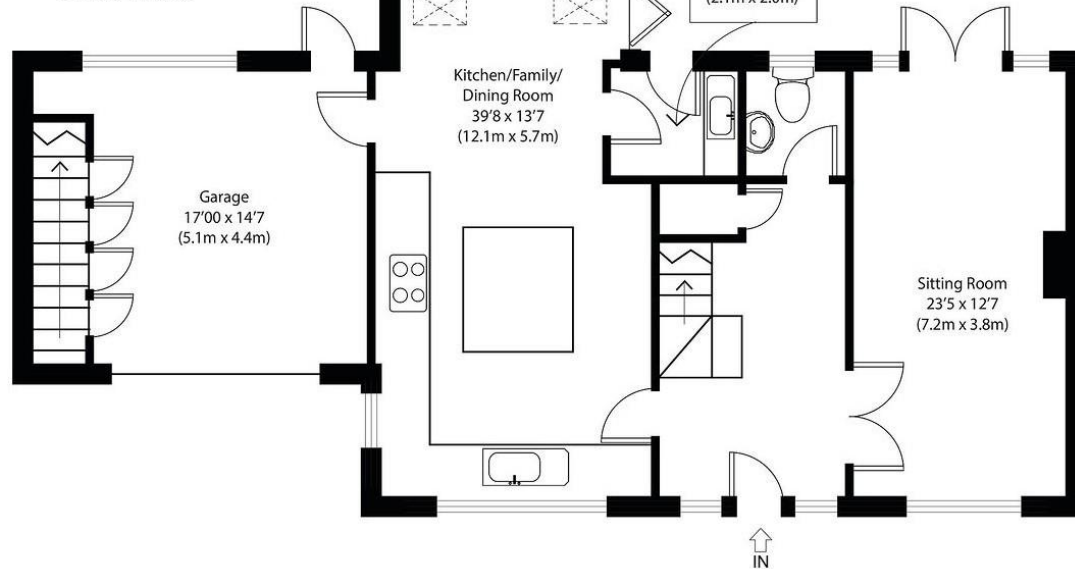
Approximate Gross Internal Area  
2490 sq ft (231 sq m)

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.  
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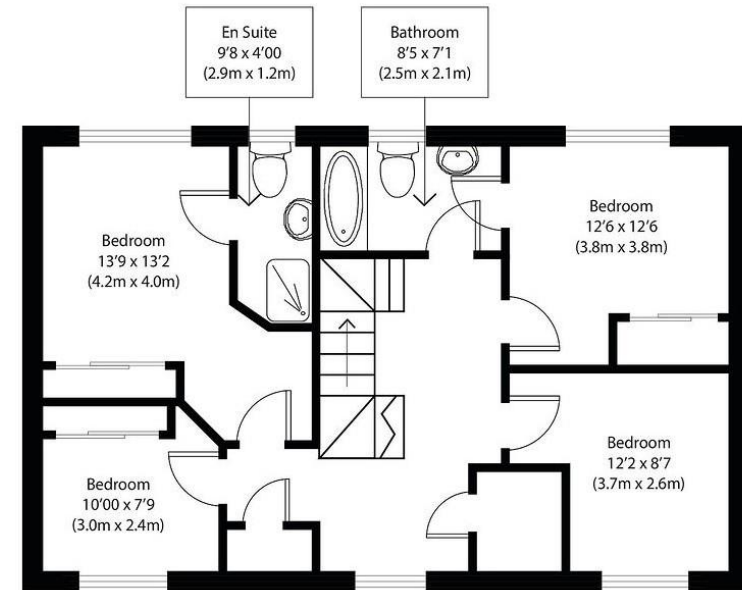
DAVID  
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First Floor



Ground Floor



First Floor

