



**Wye Cottage**  
**Badwell Ash, Suffolk**

**DAVID  
BURR**

# Wye Cottage, The Street, Badwell Ash, Suffolk, IP31 3DH

Badwell Ash is a popular village and local amenities include village shop incorporating Post Office, public house, fish and chip shop and Parish Church. The A14 trunk road is about 5 miles away and in turn provides quick and easy access to the Cathedral town of Bury St Edmunds (11 miles) and Stowmarket (10 miles). Both towns providing a comprehensive range of amenities and facilities, the latter also providing a commuter rail link to London's Liverpool Street Station (90 mins).

A delightful mid terraced 16th Century unlisted cottage occupying an enviable position directly opposite St Marys Church in the charming village of Badwell Ash. The property retains many notable period features; of particular note is the inglenook fireplace and exposed timbers. The attractive exterior features painted brick elevations under a part thatched and part tiled roof and delightful enclosed rear garden.

## **An attractive part thatched unlisted cottage in the heart of this desirable village with views overlooking the church.**

Part enclosed entrance porch leading to entrance door opening into;

**SITTING ROOM:** 14'4 x 13' (4.4m x 4m). A generous room with a wealth of exposed timbers and focal inglenook fireplace with electric stove. Staircase rising to first floor. Window to front offering fine views over St Mary's church. Door to inner lobby and door to;

**KITCHEN/DINING ROOM:** 20'1 x 11'10 (6.1m x 3.6m). Having double aspect. The kitchen area has Shaker style kitchen with base units and worktop over, built-in sink unit with chrome mixer tap. Range style cooker and extractor fan over and integrated dishwasher. Space for washing machine. Step down to dining area with exposed timbers and studwork. Built-in Shaker style storage cupboards.

**INNER LOBBY:** Door to gardens and door to;

**BATHROOM:** 7'9 x 6'10 (2.4m x 2.1m). Having a panelled bath and shower attachment, sunken wash basin with built-in cupboards below and W.C. with concealed cistern.

### **First floor**

**LANDING:** Doors to bedrooms.

**BEDROOM 1:** 9'11 x 9'9 (to waist) (3m x 3m) (to waist). Double bedroom with eaves storage cupboard. Window to front overlooking St Mary's church. Exposed timbers and studwork.

**BEDROOM 2:** 9'10 x 8'4 (max) (3m x 2.6m) (max). Double bedroom with eaves storage cupboard. Exposed timbers and studwork. Window to rear.

### **Outside**

Situated to the rear of the property is a large secluded garden being predominantly lawn with well stocked flowering borders. Terrace area for outdoor entertaining.

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

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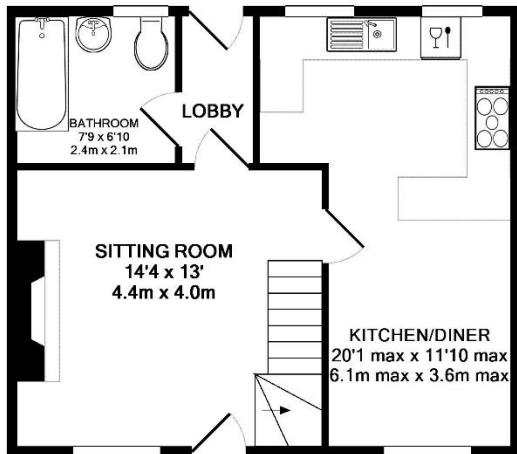
**LOCAL AUTHORITY:** Mid Suffolk District Council. Band B

**EPC Rating:** F

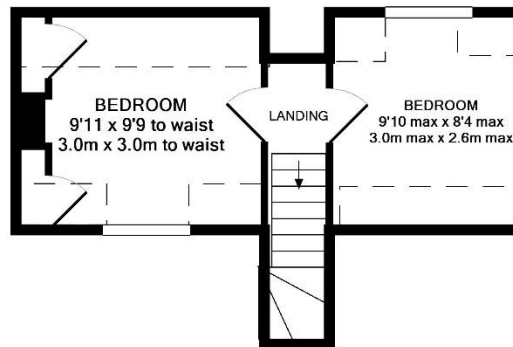
**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

**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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 460 SQ.FT.  
(42.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 233 SQ.FT.  
(21.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 693 SQ.FT. (64.4 SQ.M.)  
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