



**Abbottswell, Woolpit  
Suffolk**

**DAVID  
BURR**







# Abbotswell, Rectory lane, Woolpit, IP30 9QP.

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, hairdresser, doctor's surgery 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.

Nestled on arguably one of the village's most sought-after roads, this charming home offers a perfect blend of character and comfort, providing well-proportioned accommodation with a thoughtful and practical layout. Ideally positioned within easy reach of the cricket ground, tennis courts, and the historic church, the property also benefits from convenient access to all the village amenities. With light-filled interiors and tasteful finishes throughout, this inviting home is well-suited for both relaxed family living and entertaining, making it a truly desirable residence in this picturesque setting.

## Set on one of the village's most sought-after roads, this charming home offers well-proportioned living space with no onward chain, close to all of Woolpit's amenities.

**ENTRANCE HALL** A welcoming entrance with ample space and attractive brick flooring with useful storage cupboards and double doors opening to the Sitting Room.

**SITTING ROOM** An impressive room that is beautifully presented and complemented by large windows that bathe the room in natural light with double doors opening to the grounds. This versatile and comfortable setting is perfect for relaxation. The sitting room boasts a stunning vaulted ceiling, showcasing an impressive display of exposed timbers and studwork, adding to its character and charm.

**SNUG** A charming, versatile room, formerly used as a snug, with a striking brick fireplace as its focal point. It could lend itself to a variety of uses if desired

**DINING ROOM** A well-proportioned room, perfect for formal dining or family gatherings, with a pleasant outlook over the gardens and having exposed wall timbers.

**KITCHEN** Fitted with a range of matching wall and base units under work surfaces, incorporating a one-and-a-half bowl sink unit with mixer tap, an double oven and an Aga. Further integrated appliances include dishwasher, and an under-counter fridge/freezer. The kitchen offers both practicality and style, with space for informal dining.

**UTILITY ROOM** Providing additional storage and laundry facilities, with space for appliances and access to the garden and a door opening to a W.C. There is a large pantry cupboard in this area too.

**HALLWAY** Being located towards the centre of the house and having a staircase rising to the first floor, with a useful storage cupboard.

**CLOAKROOM** A convenient ground-floor WC with a wash basin.

### GROUND FLOOR

**BEDROOM ONE** A substantial room with box bay window and doors opening to the grounds. Built in wardrobes and a door to the en-suite.

**EN-SUITE** Fitted with a bath, separate shower, wash basin, Bidet and WC, finished with stylish tiling.

**BEDROOM TWO** A further generous double bedroom, also benefiting from ample natural light and an outlook of the garden.

### FIRST FLOOR

**LANDING** A spacious inviting area providing access to all bedrooms with an opening to the mezzanine Study / Reading area. Further built in storage

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cupboards.

**STUDY / READING AREA** A truly excellent space with a balcony overlooking the splendid sitting room. This charming space boasts an abundance of exposed timbers and ample built-in bookshelves.

**PRINCIPLE BEDROOM** A generously sized double bedroom with built-in storage and delightful views over the gardens.

**EN-SUITE** Fitted with a P shaped panel bath with shower over, wash basin, and WC. Extensive built in storage cupboards

**BEDROOM TWO** A further spacious double bedroom, also benefiting from ample natural light with views of the grounds.

**FAMILY SHOWER ROOM** Having Shower cubicle, Wash hand basin and a W.C

## OUTSIDE

Set well back from the road, the property is approached via a long, sweeping gravel driveway, bordered by expansive lawns and a variety of mature trees, creating a tranquil and private setting. The driveway leads to the house, where a thoughtfully positioned double bay cart lodge, with adjoining storage, complements the surroundings. The remainder of the grounds are equally delightful, predominantly laid to lawn, with interspersed terraced areas that are perfect for alfresco dining or entertaining. A splendid pond further enhances this idyllic setting, attracting local wildlife and adding to the charm of the garden.

**AGENTS NOTE** The property features a built-in vacuum system on both floors; however, it is unknown when it was last serviced or whether it is still in working order.

**SERVICES:** Mains water, electricity and drains. Gas fired central heating; ground floor has the benefit of underfloor heating.

**NOTE:** None of these services have been tested by the agent.

**COUNCIL TAX:** Band F.

**EPC RATING:** TBC

**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 whatsoever 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.











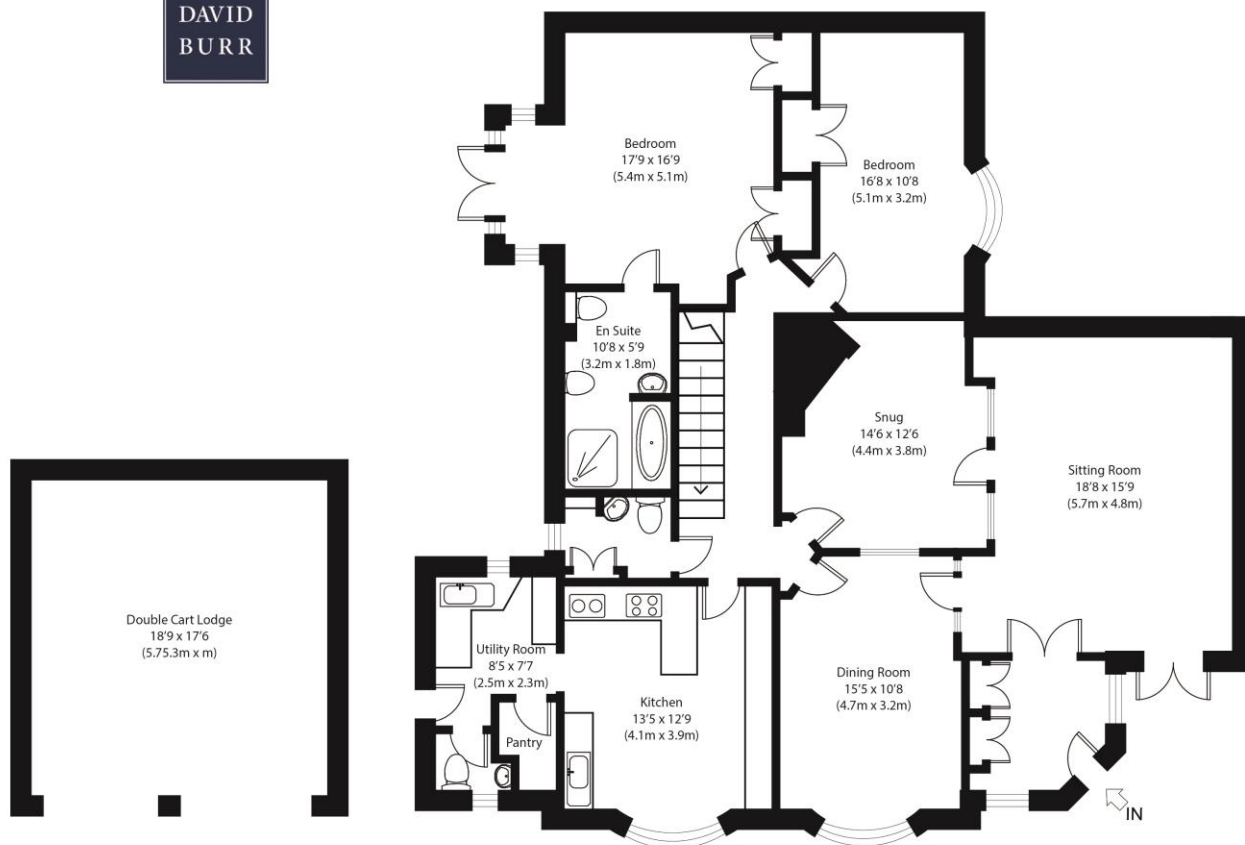
Approximate Gross Internal Area  
Main House 2500 sq ft (232 sq m)

Outbuilding 340 sq ft (32 sq m)

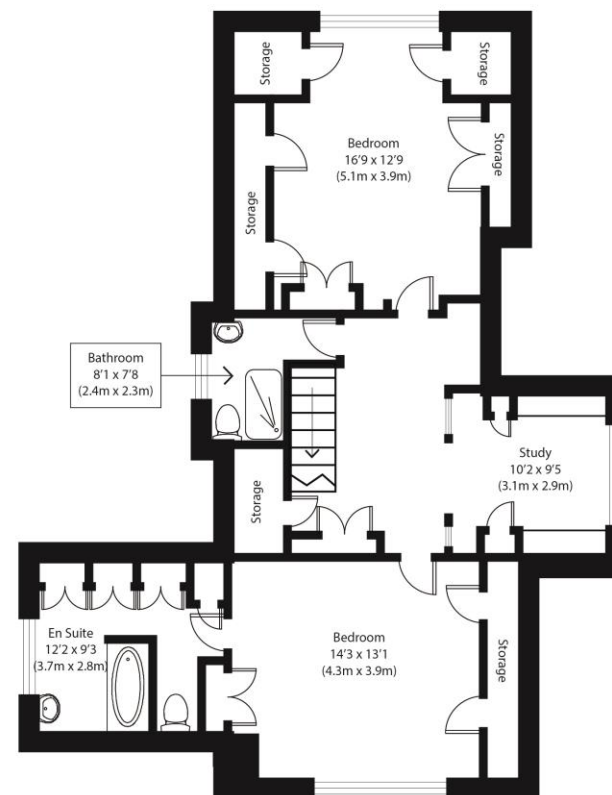
Total 2840 sq ft (264 sq m)

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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Ground Floor



First Floor



