



**The Coach House**  
**Westthorpe, Suffolk**

DAVID  
BURR



# The Coach House, Church Road, Westhorpe, Stowmarket, Suffolk, IP14 4SU

Westhorpe itself is a small rural village steeped in history with an active community. There is St Margaret's Church and a newly built village hall where many clubs meet including carpet bowls, line dancing, gardening club and craft club to name a few together with regular events such as quiz nights and film evenings. The village is surrounded by rolling countryside ideal for cycle rides and walks. The nearby village of Bacton has good local amenities including village stores/post office, primary and middle schools, doctor's surgery and garage. The market town of Stowmarket is approximately 8 miles and has an excellent range of schooling, shopping and recreational facilities together with a mainline rail link to London's Liverpool Street (approx. 90 mins). The cathedral town of Bury St Edmunds is 16 miles and Ipswich is approximately 21 miles.

An excellent Grade II Listed conversion of the former cart lodge of the neighbouring rectory that enjoys an enviable position towards the periphery of this highly regarded Suffolk village and boasting wonderful far reaching countryside views. The Coach House was sympathetically converted in 2000 and has since been meticulously maintained by the present owners. The property offers good sized accommodation which includes a wonderful open plan kitchen/dining room and two double bedrooms. The property is further enhanced by off street parking for multiple vehicles and immaculately kept gardens.

## A charming Grade II Listed house occupying a sought after village position with far reaching countryside views.

Glazed entrance door with exterior shutters opening to:

**ENTRANCE HALL:** With staircase rising to first floor and having understairs storage cupboard. Doors to;

**SITTING ROOM:** 16'8 x 12'10 (5.08m x 3.92m). A splendid room with exposed timbers and studwork. Double aspect room with views overlooking the front garden and open countryside views to the rear.

**KITCHEN/DINING ROOM:** 16'4 x 9'9 (4.97m x 2.97m). A superb room cleverly designed into two distinct areas, the kitchen area fitted with Shaker style wall and base units under Beech work surface that incorporates a sink unit with single drainer and mixer tap. Cooker with extractor hood over. Spaces for dishwasher, washing machine and fridge/freezer. Tiled flooring leads to the designated dining area with French style doors opening to the rear terrace offering one the potential for al fresco dining and to enjoy the wonderful far reaching countryside views beyond.

**CLOAKROOM:** Fitted with W.C. and wash hand basin.

### First floor

**LANDING:** A welcoming area with views to front aspect. Doors to;

**BEDROOM 1:** 13'4 x 12'6 (4.06m x 3.81m). Fitted with an extensive range of matching wardrobes. Views overlooking the front.

**BEDROOM 2:** 10'2 x 9'7 (3.09m x 2.97m). A generous room overlooking the rear and countryside beyond.

**BATHROOM:** A white suite comprising W.C, pedestal wash hand basin, wood panelled bath having mixer tap and shower attachment over.

### Outside

The Coach House is set away from the road and is approached by its extensive gravelled driveway which in turn provides off street parking for multiple vehicles and leads to the property storage area.

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An adjoining storage barn with exposed timbers and studwork, ideal for further storage (available by separate rental negotiation). To the rear of the barn is a personal door which gives access to further storage that is to be included with the house and houses the oil fired boiler. The remainder of the grounds are a sheer delight and are predominantly lawn with well stocked flowering and shrub borders and a variety of established trees flanking the drive. To the rear of the property is a conveniently placed terrace area ideal to enjoy warm summer days and views over the neighbouring countryside.

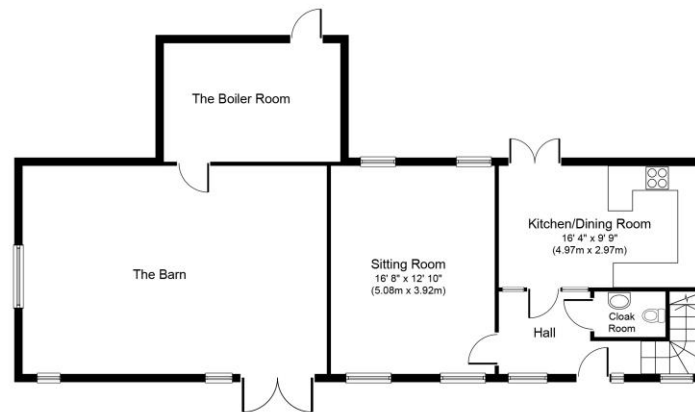
**SERVICES:** Main water and electricity are connected. Private drainage system. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council. 131 High Street, Needham Market, Suffolk, IP6 8DL. Tel: (01449) 724500.

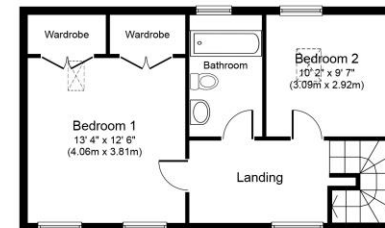
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

## ADDITIONAL INFORMATION:

**TENURE:** A tenancy is available on an assured short hold basis for a minimum of 12 months. The tenant will be responsible for all outgoings including water rates and council tax. References will be required together with a substantial secure deposit of one and a half months rent. Prospective tenants will be required to pay a non-refundable administration fee of £200.00 plus VAT (£240.00) for the first applicant and £90.00 plus VAT (£108.00) per applicant thereafter, towards the cost of obtaining references. If a guarantor is required there will be an additional charge of £90.00 plus VAT (£108.00). All cheques are to be made payable to David Burr.



**Ground Floor**  
Approximate Floor Area  
999 sq. ft.  
(92.9 sq. m.)



**First Floor**  
Approximate Floor Area  
480 sq. ft.  
(44.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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