

Neates Cottage, The Street, Woolpit, IP30 9QH.



Neates Cottage  
Woolpit, Suffolk

DAVID  
BURR

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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.

Neates Cottage is a delightful period home enjoying a prominent position in the very heart of the ever-popular village of Woolpit. This attractive Grade II Listed property effortlessly blends the character and charm of its heritage with the practicalities of modern living, offering a thoughtfully remodelled kitchen and bathroom alongside a wealth of original features including exposed timbers and a striking fireplace. A rare opportunity to acquire a beautifully presented cottage in one of Suffolk's most sought-after and well-served villages.

## A Charming Grade II Listed Cottage in the Heart of Woolpit.

### Part-glazed entrance door opening to:

**SITTING ROOM:** 16'2 x 15'6 (4.93m x 4.72m) A generous and welcoming space showcasing an abundance of exposed ceiling timbers and wall studwork, with elegant stripped wood flooring. A handsome fireplace with inset wood-burning stove forms the focal point of the room, complemented by a charming recessed dining area with exposed brickwork. Additional features include a built-in storage cupboard, understairs cupboard, TV aerial point, telephone point, radiator and stairs rising to the first floor. A multi-pane window overlooks the front aspect.

**KITCHEN:** 17'10 x 6'6 (5.44m x 1.98m) A beautifully appointed and recently remodelled kitchen featuring an excellent range of Shaker-style units topped with solid oak worktops and incorporating an inset ceramic Butler sink with mixer tap. High-quality integrated appliances include a Neff electric double oven and grill, Neff ceramic hob with stainless steel and glazed extractor, AEG washer/dryer, slimline dishwasher and integrated fridge/freezer. Quarry tiled flooring, inset LED ceiling spotlights, radiator,

window to rear aspect and part-glazed door opening to the courtyard garden. Useful additional storage cupboard.

**BATHROOM:** Stylishly finished with a vanity sink unit and storage cupboard beneath, bath with mixer tap, chrome towel radiator and LED downlights. Solid wood flooring continues through to the adjoining cloakroom with low-level WC, both spaces benefitting from frosted windows to the side, extractor fan and radiator. Electric shaver point.

**FIRST FLOOR LANDING:** With exposed studwork and a built-in airing cupboard housing a recently replaced gas-fired boiler.

**BEDROOM ONE:** 15'7 x 8'8 (4.75m x 2.64m) A delightful dual-aspect double bedroom, flooded with natural light from windows to both front and rear. Features include a part-vaulted ceiling, exposed wall timbers, radiator and TV point.

**BEDROOM TWO:** 9'10 x 9'9 (3m x 2.97m) A further double room with window to the front, exposed timber to one wall, built-in storage rails, radiator and access hatch to loft.

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## Outside

The property enjoys a charming and private rear courtyard garden—an ideal space to relax or entertain in the warmer months. Enclosed by attractive brick and flint boundary walls, the courtyard is laid to paving for ease of maintenance. A rear passageway provides useful external storage and access through to Mill Lane.

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

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

**EPC Rating:** Not required.

**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.



