



**Bell Cottage**  
**Bardwell, Suffolk**

**DAVID  
BURR**



# Bell Cottage, Church Road, Bardwell, Suffolk, IP31 1AH

Bardwell is an attractive Suffolk village retaining much of its original charm and character situated approximately 10 miles north east of Bury St. Edmunds. The village has a range of amenities including a primary school, church, post office, two public houses, artisan bakery/deli and active Sports and Social Club with cricket and football teams. The nearby and well served village of Ixworth offers secondary schooling, doctors surgery and a good selection of local shops. The cathedral town of Bury St Edmunds offers an excellent range of schooling, shopping, recreational and cultural facilities and the railway stations at Diss and Stowmarket have a mainline station to London's Liverpool Street.

A delightful Grade II Listed 17th Century detached timber-framed and flint cottage under a pantiled roof standing in a prominent village position at the entrance to the church of St Peter and St Paul. Originally built in 1641, the cottage was remodelled in the early 19th Century with the addition of gothic revival windows and door. The property adjoins the church grounds and benefits from a long, secluded garden. The interior offers a wealth of character features including exposed timbers and studwork and a brick inglenook fireplace with oak bressummer. The accommodation is arranged over two floors and includes a charming sitting room with a winding stair to first floor and storage cupboard beneath, fitted kitchen, double bedroom, generous landing/study area and bathroom.

## **An attractive Grade II Listed cottage only a short distance from all amenities and offered with no onward chain, now requiring completion of renovation works carried out in recent years.**

Front entrance door leading to:

**SITTING ROOM:** 15'6 x 12' (4.7m x 3.6m). Having triple gothic arched window to front elevation. Inglenook fireplace with woodburning stove and back boiler. Solid oak flooring. White painted ceiling timbers. Understairs storage cupboard. Door to kitchen and winding staircase to first floor.

**KITCHEN:** 11'6 x 5'3 (3.5m x 1.6m). A small but functional galley style kitchen with double gothic windows to front and side elevations. Range of shaker style units with wooden worktops and stainless-steel sink unit with mixer tap. Wall shelving units. Brick floor. Exposed ceiling timbers.

### **First floor**

**LANDING/STUDY AREA:** 7'7 x 7' (2.3m x 2.1m). Offering a versatile space being ideal for a home office. Solid wood floor. Exposed studwork to walls and attractive balustrade. Leaded gothic window to side elevation. Door to bedroom and bathroom.

**BEDROOM:** 12'2 x 10'9 (3.7m x 3.3m). A generous double bedroom with triple aspect windows to front, rear and gothic window to side. Views to church, village and open countryside. Built-in storage cupboard. Loft hatch.

**BATHROOM:** 10'1 x 4'6 (3m x 1.4m). Suite comprising panelled bath with matching pedestal hand basin and W.C. Window to rear aspect.

### **Outside**

The property is set back in an elevated position on Church Road and is accessed via a few steps and pathway to the front entrance door. The secluded garden extends to the left of the property and runs the length of the churchyard wall offering a seating area, lawned area with established trees and shrubs, a vegetable patch with raised beds and off-road parking.

### **AGENTS NOTE:**

- An overage clause is in place in regards to part of the garden in the event that planning consent for a separate dwelling is obtained. Further details from the agent.

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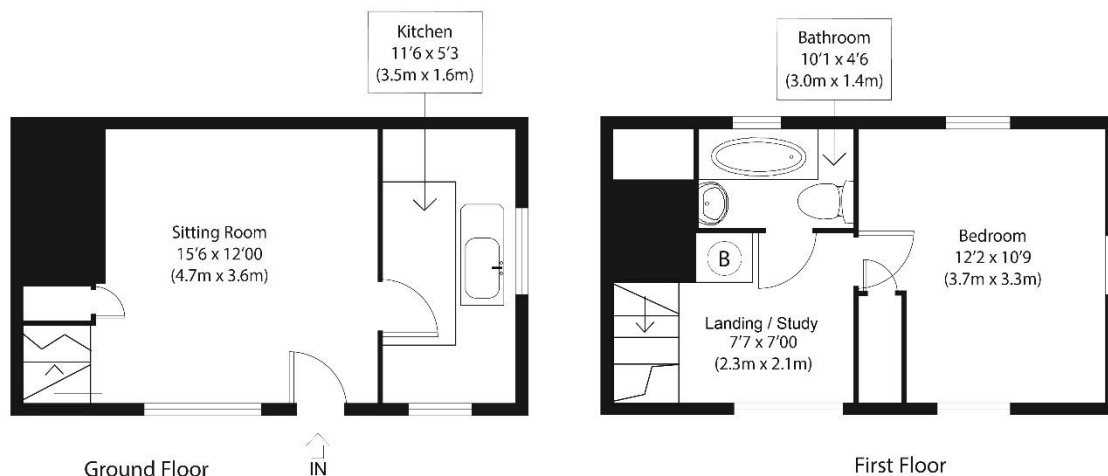
- The property is offered as an incomplete renovation project.

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

**LOCAL AUTHORITY:** West Suffolk District Council. Band A.

**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.



Approximate Gross Internal Area  
500 sq ft (46 sq m)

The above 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. Copyright: www.agent.co.uk



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