



Oak Cottage
Woolpit, Suffolk

**DAVID
BURR**

Oak Cottage, The Street, Woolpit, IP30 9SA.

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.

An attractive Grade II listed cottage of historical importance, pleasantly located just off the main thoroughfare within the heart of the sought-after village of Woolpit. This charming home is believed to date back several centuries, enjoying a wealth of character features throughout including exposed timbers and studwork, heavily beamed ceilings, and an inglenook-style fireplace. Offering scope for sympathetic updating, the property provides surprisingly spacious and versatile accommodation over two floors, with the benefit of off-road parking and a low-maintenance rear garden.

A charming Grade II listed cottage in the heart of Woolpit with spacious accommodation and scope for sympathetic updating. Offering no onward chain.

ENTRANCE DOOR opening directly to;

SITTING ROOM: 18'5 x 11'11 (5.62m x 3.64m) A charming room with exposed ceiling beams, attractive fireplace with brick hearth and bressummer beam, and a door opening to the stairwell rising to the first floor.

KITCHEN/DINING ROOM: 21'0 x 10'11 (6.39m x 3.34m) Cleverly designed into two distinctive areas with the kitchen area featuring a range of traditional-style base and wall units under wooden worktops that incorporates a sink unit, four ring gas hob and oven beneath. Space for appliances, and door to the rear garden. Wooden flooring leads through to the designated dining area that boasts a display of ceiling timbers and attractive fireplace. Door to;

LOBBY AREA: Providing access to;

BATHROOM: Panel bath with shower over. WC with high level flush, pedestal wash hand basin, and window to rear.

FIRST FLOOR:

LANDING: Useful open space with doors to bedrooms one and two and a further staircase rising to the Study/Bedroom 3.

BEDROOM ONE: 15'2 x 8'4 (4.62m x 2.54m) A generous double room with exposed timbers and front aspect and a door to the ensuite cloakroom.

ENSUITE CLOAKROOM: Having W.C., Bidet, and a Wash hand basin with mixer tap.

BEDROOM TWO: 11'9 x 8'1 (3.59m x 2.46m) Further double room with character features and dual aspect to the front and side.

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SECOND FLOOR

STUDY/BEDROOM THREE: 21'2 x 12'10 (6.44m x 3.91m) A spacious and versatile top floor room with exposed beams and potential for use as a guest bedroom, home office, or hobby room.

STORAGE ROOM: Useful storage space.

Outside

The rear garden has been thoughtfully designed with low maintenance in mind, featuring a terrace area immediately abutting the rear of the cottage and leading onto well-stocked flowering borders, offering a pleasant and private outdoor retreat.

Main gas, electricity and water

SERVICES: Mains water, drainage, Gas central heating and electricity are connected. **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.

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this property by David Burr or its employees nor do such sales details form part of any offer or contract.

The Street, Woolpit, Bury St. Edmunds, IP30

Approximate Area = 1263 sq ft / 117.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for David Burr Ltd. REF:1285139

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