

Oak Cottage Woolpit, Suffolk 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.

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

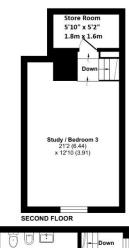
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The Street, Woolpit, Bury St. Edmunds, IP30

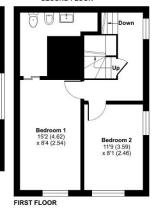
Approximate Area = 1263 sq ft / 117.3 sq m

For identification only - Not to scale









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

