



The Granary
Tostock, Suffolk

DAVID
BURR



The Granary, New Road, Tostock, IP30 9PJ.

The delightful village of Tostock is centred around the village green with the Church, pub, recreation field and village hall host to many clubs and activities. The village has a lovely community feel, which also puts on regular events throughout the year. The nearby village of Woolpit has good local amenities including village shop, garage, bakery and health centre. Tostock provides easy access to the A14 with Cambridge to the West and the Suffolk Coast to the East. The cathedral town of Bury St Edmunds (7 miles) and Stowmarket (9 miles) both have an excellent range of schooling, shopping, recreational and cultural amenities, the latter having a mainline rail link to London Liverpool Street station.

Originally serving as the gatehouse to Tostock Place, this delightful timber-framed cottage under a thatched roof has evolved over the years into an impressive home offering a wealth of character and generous living space. The property is unlisted and has been sensitively extended and enhanced, with the benefit of a self-contained annexe, various useful outbuildings and approximately 0.76 acres of grounds. Modern improvements in the owner's timeframe includes an electrical overhaul, a new hot water system, and comprehensive maintenance to the thatched roof including redressing and re-ridging. The grounds have been meticulously kept and include formal gardens, a small paddock, and a collection of outbuildings offering excellent scope for a variety of uses.

A charming, well-appointed 17th century former gatehouse with a self-contained annexe, versatile outbuildings, and mature landscaped grounds measuring approximately 0.76 acres (sts).

ENTRANCE HALL: A charming entrance with a brick threshold and a pair of part-glazed timber doors opening into the main reception. A lovely first impression that hints at the period detail and craftsmanship within.

SITTING/DINING ROOM: 19'7" × 13'7" (6.0m × 4.14m) This striking, dual-purpose space is the heart of the original cottage and features a vaulted ceiling with exposed beams, a central red-brick fireplace with inset wood-burning stove, and space for both a dining table and sitting area. Front and side aspect offer a light and inviting atmosphere.

GROUND FLOOR BEDROOM: 12'5" × 10'1" (3.8m × 3.0m) Set just off the main reception area, this versatile room could serve as a bedroom, guest room, or study. Front aspect and built-in storage.

HALLWAY: A welcoming area with staircase rising to the first floor having understairs storage. Tiled flooring and exposed timbers and studwork.

CLOAKROOM: Positioned conveniently between the sitting room and kitchen, fitted with WC and hand basin.

SUN ROOM: 11'8" × 10'7" (3.5m × 3.2m) An elegant garden room with a vaulted ceiling and French doors leading out to the terrace. Ideal as a reading room, second sitting area enjoying views over the formal garden.

KITCHEN/BREAKFAST ROOM: 15'0" × 15'1" (4.6m × 4.6m)

Beautifully appointed with granite worktops with space for a range-style cooker. Exposed beams with studwork, a deep butler sink, and a walk-in pantry.

BEDROOM: 7'8" × 7'8" (2.3m × 2.3m) Ideal as a nursery, snug or hobby room, with side aspect and access to the rear hallway.

UTILITY – 9'1" × 7'0" (2.7m × 2.1m) Well-equipped with wooden worktops, a butler sink, plumbing for washing machine and tumble dryer, and oil-fired boiler cupboard. Rear aspect and door to the garden.

SHOWER ROOM – 9'8" × 8'1" (2.9m × 2.5m) Spacious and modern, with a walk-in shower, WC and basin – conveniently located for both the annexe and rear bedroom use.

FAMILY ROOM: 17'8" × 15'5" (5.4m × 4.7m) A fantastic central living space with semi-vaulted ceiling, red brick fireplace housing a wood-burning stove, exposed beams, and French doors opening to the terrace. Perfect for family relaxation or entertaining guests.

The Granary, New Road, Tostock, IP30 9PJ.

OFFICE/STUDY: 10'5" × 6'3" (3.2m × 1.9m) Set between the family room and the garden room, this useful home office enjoys a quiet position with natural light from side aspect – ideal for home working or study.

GARDEN ROOM: 17'3" × 12'5" (5.2m × 3.8m) A stylish addition with French doors to the garden and space for formal seating or entertaining. Could serve equally well as a hobby room, artist's studio or games room.

STUDIO/GYM: 12'4" × 11'10" (3.7m × 3.5m) Currently arranged as a gym, this detached-feel room could support a variety of uses, such as a creative studio or music room, with views over the garden.

FIRST FLOOR LANDING:

Accessed via a timber staircase from the kitchen, with wood flooring and exposed beams.

MAIN BEDROOM: 16'1" × 11'3" (4.9m × 3.4m)

A generously sized dual-aspect bedroom with views over the gardens and space for a super king-size bed. Beautifully light with original character and built-in wardrobe space.

DRESSING ROOM: 15'9" × 7'8" (4.8m × 2.3m) A walk-in dressing room offering a bank of wardrobes or open storage potential.

EN SUITE BATHROOM: 8'4" × 6'8" (2.5m × 2.0m) Stylishly appointed with a freestanding roll-top bath, wash hand basin set in an attractive metal frame, and low-level WC. Vaulted ceiling and exposed timbers add warmth and character.

Outside

The Granary enjoys a beautifully established plot measuring approximately 0.76 acres (sts), offering a degree of privacy and a delightful rural outlook. The property is approached via a five-bar gate that opens to a driveway which in turn offers generous shingle parking area, with a detached annexe and additional outbuildings offering excellent storage or workshop potential. The formal gardens wrap around the cottage and are thoughtfully landscaped with mature trees, well-stocked borders, and a variety of flowering shrubs, creating colour and interest throughout the seasons.

A pond forms a tranquil focal point within the grounds, edged by established trees and decked seating areas for outdoor enjoyment. Beyond the gardens, a post-and-rail enclosed paddock provides an ideal space for small livestock.

Set within the grounds and positioned to the side of the main house is the detached annexe offering versatile and self-contained space, ideal for guests, extended family, or potential use as a studio or holiday let (subject to any necessary consents). The accommodation comprises an open-plan living area with a kitchenette, a bedroom area, and a shower room fitted with a WC and basin. The detached annexe sits privately within the grounds, offering its own area of garden, and the overall setting is one of peaceful seclusion amidst open countryside, while remaining within easy reach of village.

SERVICES: Mains water, electricity, Oil fired heating and private drainage. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council – Band D.

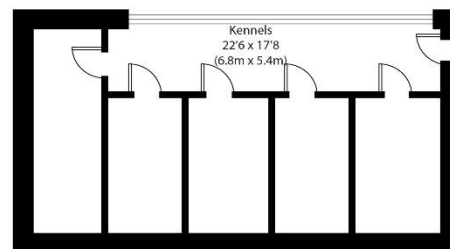
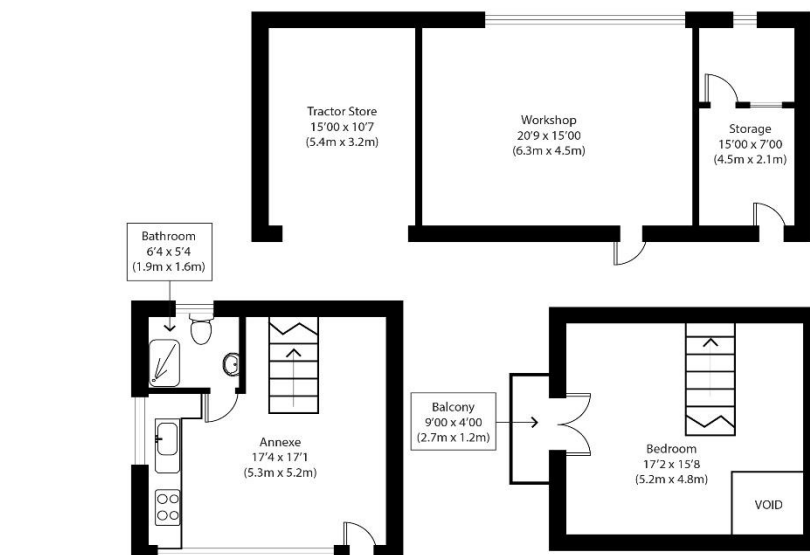
EPC RATING: E

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk

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 whatsoever 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.

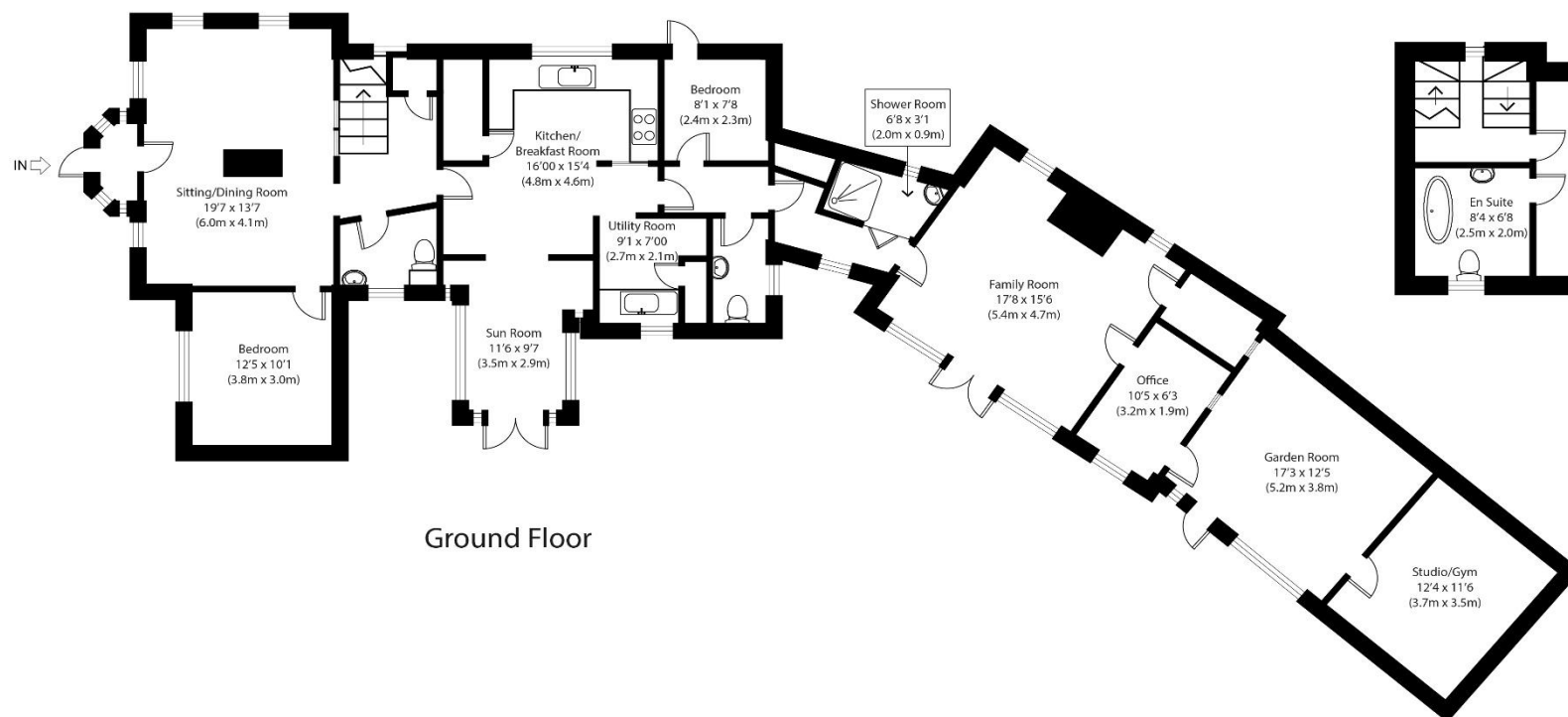




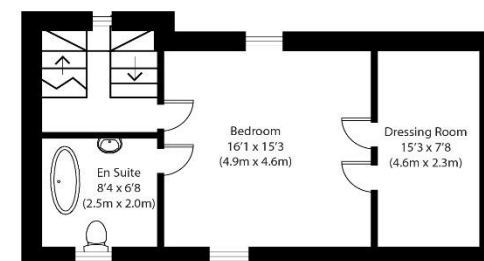
Approximate Gross Internal Area
Main House 2375 sq ft (221 sq m)
Outbuildings 1330 sq ft (124 sq m)
Total 3705 sq ft (344 sq m)

Disclaimer: 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.photoshaugroup.co.uk

DAVID
BURR



Ground Floor



First Floor

