



Silver Street  
Old Newton, Suffolk.

DAVID  
BURR





# 118-120 Silver Street, Old Newton, IP14 4HE

Old Newton is well positioned for access to local amenities, schooling, and transport links. The nearby town of Stowmarket offers mainline rail connections to London Liverpool Street, with the A14 providing routes towards Bury St Edmunds, Cambridge, and Ipswich. Set well back from the lane and approached via a long front lawn, 118-120 Silver Street enjoys a truly peaceful and picturesque setting on the edge of this popular village. The property offers a wonderful blend of modern comforts and countryside charm — ideal for those seeking space, privacy, and an outdoor lifestyle.

Whether you're looking to embrace equestrian pursuits, hobby farming, or simply enjoy a tranquil rural lifestyle, 118-120 Silver Street offers the perfect setting. From morning rides across your own paddocks to entertaining friends in the open-plan living spaces, this is a home designed for making the most of village life and the great outdoors, with local amenities close at hand and excellent road links further afield.

## **A rare opportunity to acquire two beautifully refurbished semi-detached cottages set in an idyllic rural position, with superb equestrian facilities and land extending to approximately 8.5 acres.**

### **Key features**

- Two refurbished semi-detached cottages offering flexible accommodation
- Open-plan kitchen/living areas opening onto rear gardens
- Approximately 8.5 acres including paddocks, ménage, yard, and gardens
- Extensive outbuildings: stables, barns, garaging, and annexe potential
- Ample parking for large vehicles including horse boxes
- Peaceful setting well back from the lane with gated access
- Excellent equestrian facilities
- Planning permission in place for annexe conversion

Both cottages have been thoughtfully updated and provide well-planned accommodation comprising:

**A spacious open-plan kitchen/living/dining room that flows seamlessly to the rear garden — perfect for entertaining and modern family life**

**Cosy sitting room for quieter moments**

**Utility room and ground floor bathroom**

**Two bedrooms — one on the ground floor and one on the first floor**

Externally, the property is a dream for equestrian enthusiasts or those requiring substantial outbuildings and land. To the side, a gated driveway leads to extensive parking and garaging, suitable for large vehicles including horse boxes and tractors.

**The comprehensive range of outbuildings includes:**

- **Five-box stable block with tack room**
- **Hay barn**
- **Large general-purpose storage barn**



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- **Additional outbuilding with planning permission for conversion to annexe accommodation**

## OUTSIDE

The grounds are a true highlight, comprising formal gardens, a yard with ménage, and well-maintained paddocks with secure fencing and gates — providing excellent grazing and space for horses or livestock.

**AGENTS NOTE:** We understand from the current owner that the private drainage and sewage system is no longer compliant with current regulations and will need to be replaced. The properties listed are on separate title deeds.

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

**LOCAL AUTHORITY:** Mid Suffolk District Council – Band B (for each individual cottage).

**EPC RATING:** TBC.

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

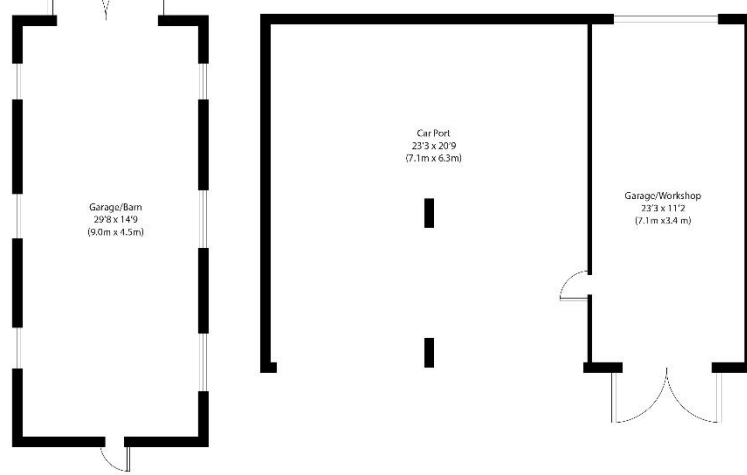
**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**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.







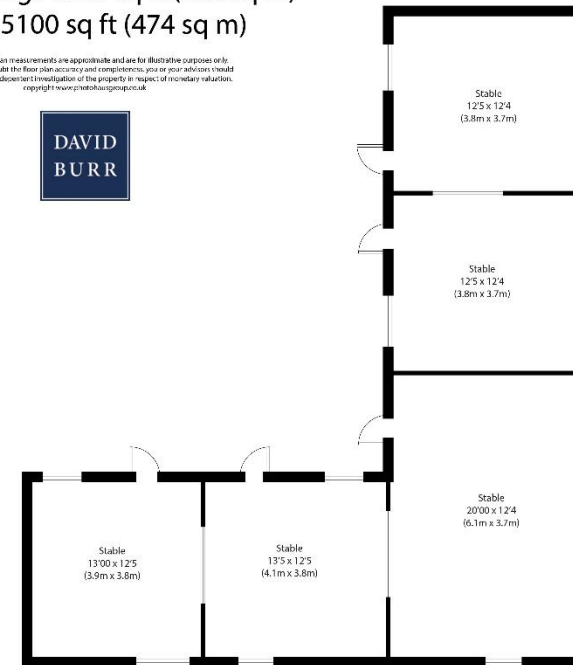


Approximate Gross Internal Area  
Main Houses 1815 sq ft (169 sq m)  
Outbuildings 3285 sq ft (305 sq m)  
Total 5100 sq ft (474 sq m)

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 adviser should conduct a careful, independent investigation of the property in respect of its actual situation. Copyright © www.pritchardgroup.co.uk



First Floor



Ground Floor





