



Tyrells
Woolpit, Suffolk

DAVID
BURR



Tyrells, Mill lane, Woolpit, IP30 9QX.

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 and public houses. 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.

Step into the heart of the Suffolk countryside with this Grade II Listed two-bedroom period cottage, situated in the centre of the picturesque village of Woolpit near Bury St Edmunds. Presented to a superb standard and full of character, the property combines traditional features such as exposed timbers and studwork with the comfort and practicality of modern living, complemented by an attractive cottage garden.

A charming Grade II Listed period cottage in the centre of this highly sought after Suffolk village

Enter the warm and inviting **sitting room**, full of period features including exposed timber beams, and a fireplace having charming log burner for cosy evenings in. Thoughtful decorative touches bring a refined country-cottage style, creating a perfect space for entertaining or quiet relaxation.

Ground Floor

SITTING ROOM: *10'6" x 16'5" (3.19 m x 5.00 m)* A characterful space with exposed beams, fireplace and a wood-burning stove.

KITCHEN: *12'0" x 8'7" (3.66 m x 2.63 m)* Well-appointed with ample countertop space and room for dining, perfectly blending rustic charm and modern function.

BEDROOM 2/STUDY: *13'8" x 6'6" (4.16 m x 1.97 m)* Located on the ground floor this versatile space is ideal for use as a home office, guest room, or creative space.

WC: Conveniently placed cloakroom for guests and everyday use.

First Floor

PRINCIPLE BEDROOM: *10'6" x 13'2" (3.20 m x 4.01 m)* A delightful, spacious with room for storage, offering a tranquil retreat

BATHROOM: *5'10" x 5'9" (1.78 m x 1.75 m)* A beautifully designed bathroom with a bath, overhead shower,

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent and mislaid keys.

Outside

Tyrells is complemented by a beautifully arranged cottage-style garden, thoughtfully landscaped with a mix of mature trees, shrubs, and well-stocked borders. Brick pathways wind through gravelled areas, creating a series of inviting spaces with feature planting, and topiary enhancing the

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character. A designated seating area provides space for outdoor dining, while carefully placed planters and climbing greenery add seasonal colour and charm. The garden has been designed to be both attractive and practical, offering a private and welcoming setting that reflects the period style of the cottage.

LOCAL AUTHORITY: Mid Suffolk District Council. Band C.

EPC RATING: TBA

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.



TOTAL: 659 sq. ft. 61 m²
FLOOR 1: 441 sq. ft. 41 m²; FLOOR 2: 218 sq. ft. 20 m²
EXCLUDED AREAS: FIREPLACE: 6 sq. ft. 1 m²; WALLS: 104 sq. ft. 10 m²
All Measurements Are Approximate, This Floor Plan is a Guide Only, Produced By Dcnp.



Offices at: Woolpit 01359 245245- Long Melford 01787 883144- Leavenheath 01206 263007 - Clare 01787 277811-Castle Hedingham 01787 463404

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