



**Greenacre Cottage,
Norton, Suffolk**

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Greenacre Cottage, Ixworth Road, Norton, IP31 3LP.

Norton is a popular and well-served Suffolk village with a thriving community. The village benefits from a primary school, public house, village hall, church, and a garage/shop catering for everyday needs. The location is ideal for commuters, with easy access to the A14 providing a direct route to Bury St Edmunds, Ipswich, and Cambridge. Rail services from nearby Elmswell and Stowmarket stations offer regular trains to London Liverpool Street, Cambridge, and beyond.

Greenacre Cottage presents a rare opportunity to acquire a substantial detached family home with an adjoining self-contained annexe, set in a discreet yet central village position. Now requiring comprehensive improvement throughout, the property offers an excellent canvas for those wishing to create a bespoke home with multi-generational living or income potential. Originally built around 50 years ago with characterful period-style features, the main house was later extended to include a spacious two-bedroom annexe. Together, both elements provide over 2,700 sq ft of accommodation, with flexibility to configure the layout according to individual needs. Whilst the property would now benefit from full updating and modernisation, it retains well-proportioned rooms. The main sitting room is a particularly striking feature, displaying exposed timber framing, a substantial brick fireplace with exposed chimney and a semi-vaulted ceiling, a space full of charm and future promise. A large reception hall/garden room links the main house to the annexe. The Annexe area benefits from a spacious kitchen/dining room, utility, shower room and two double bedrooms.

A substantial, Individual Detached Family House with Adjoining Self-Contained Annexe, Offering Excellent Potential for Renovation

GROUND FLOOR – Main House

FAMILY ROOM – 4.83m x 3.63m (15'10 x 11'11)

Located at the front of the property, this reception room offers a square layout suitable for use as an additional sitting room or informal living space. Front aspect provides natural light to the room. The space is currently in dated decorative order and would benefit from general modernisation.

DINING ROOM – 4.80m x 3.61m (15'9 x 11'10)

Positioned adjacent to the family room, this well-proportioned room provides space for a large dining table. A front-facing window overlooks the garden area.

KITCHEN – 3.56m x 2.39m (11'8 x 7'10)

A compact kitchen fitted with wall and base units under work surfaces, positioned to the rear of the house. There is space for freestanding appliances.

The layout may lend itself to reconfiguration or enlargement, subject to requirements.

STUDY – 3.05m x 2.41m (10'0 x 7'11)

A smaller room situated to the rear of the house, ideal for use as a study or hobby room.

REAR HALL Providing access to the secondary ground floor rooms and has external door to the rear garden.

SHOWER ROOM A ground floor shower room fitted shower cubicle.

CLOAKROOM Located off the hallway, fitted with WC and hand basin.

SITTING ROOM – 4.83m x 3.63m (15'10 x 11'11)

A notable impressive feature of the house, the sitting room displays a wealth of exposed timbers and studwork, a large brick fireplace with exposed

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chimney, and a semi-vaulted ceiling. Double doors opening through to the garden room.

RECEPTION HALL/GARDEN ROOM– 4.11m x 3.00m (13'6 x 9'10)

A linking space between the main house and annexe, featuring double doors opening to the rear garden. This area could serve as a secondary reception space or garden room.

GROUND FLOOR ANNEXE:

KITCHEN/DINING ROOM– 4.90m x 4.47m (16'1 x 14'8)

A generously sized kitchen/dining space forming the central hub of the annexe. Fitted with an older range of cabinetry and worktops, the room offers ample space for dining furniture. The décor is functional but would now benefit from updating.

UTILITY – 2.26m x 1.83m (7'5 x 6'0)

Located off the kitchen, with provision for laundry appliances.

SHOWER ROOM – 2.54m x 2.24m (8'4 x 7'4)

Fitted with a shower enclosure, WC and wash basin.

BEDROOM THREE – 3.56m x 4.06m max (11'8 x 13'4 max)

A double bedroom positioned to the front of the annexe with window overlooking the garden. Built in wardrobes.

BEDROOM FOUR– 3.61m x 4.06m max (11'10 x 13'4 max)

A further double bedroom, positioned to the front of the annexe. Similar in style and condition to Bedroom 3.

Bedroom 2 – 4.57m max x 2.95m min (15'0 max x 9'8 min)

A further double bedroom with pleasant proportions.

FIRST FLOOR:

BEDROOM ONE– 4.57m max x 3.61m (15'0 max x 11'10)

A well-sized double bedroom with front-facing aspect. The room provides scope for fitted storage.

BEDROOM TWO – 4.57m max x 2.95m min (15'0 max x 9'8 min)

A further double bedroom with pleasant proportions.

BATHROOM Fitted with a suite including bath, wash basin and WC.

BEDROOM FIVE (via Second Staircase) – 4.11m x 2.39m (13'6 x 7'10) Accessed separately via a secondary staircase, this room could serve as a study or additional bedroom.

Outside

The property is approached via a private shared lane, with the front garden set behind established hedging. There is ample off-road parking and access to a detached garage.

It is fair to say that the gardens have now been left largely to nature and would reward extensive restoration. For those with vision, the setting offers great potential to recreate generous family-friendly outdoor space.

SERVICES: Mains water, electricity and drainage. Oil fired central heating.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council D.

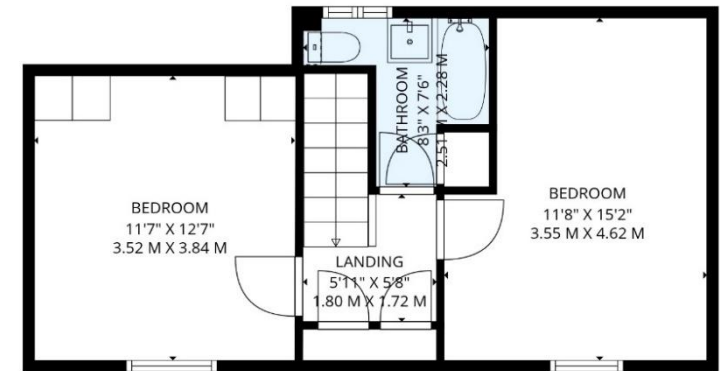
COUNCIL TAX: Band D

EPC RATING: D

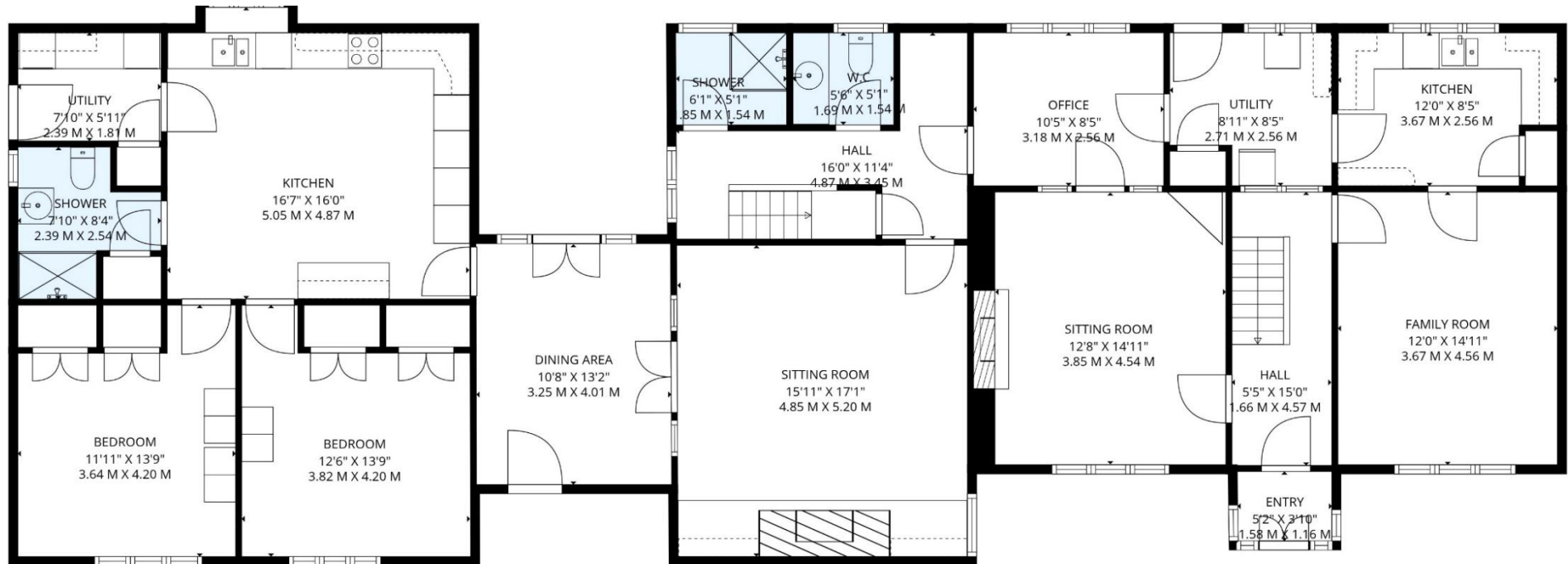
BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

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

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FLOOR 2



FLOOR 1

TOTAL: 2403 sq. ft, 223 m2

FLOOR 1: 1993 sq. ft, 185 m2, FLOOR 2: 410 sq. ft, 38 m2

EXCLUDED AREAS: UTILITY: 114 sq. ft, 10 m2, LOW CEILING: 11 sq. ft, 1 m2, WALLS: 179 sq. ft, 19 m2



