



**Broomhill House,  
Woolpit, Suffolk**

DAVID  
BURR



# Broomhill House, Broomhill Lane, Woolpit, Suffolk, IP30 9SH

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.

A charming Grade II Listed detached house occupying an enviable position towards the periphery of this highly regarded Suffolk village and only a short distance to all of its amenities whilst enjoying far reaching countryside views. Broomhill House is believed to have origins dating back to the 16<sup>th</sup> Century and has recently undergone significant improvements and now offers well-appointed accommodation whilst retaining many notable period features; of particular note are the impressive inglenook fireplaces, remnants of a mullion window and exposed timbers and studwork. This delightful property is also benefited by well-maintained enclosed rear gardens, outbuilding and off street parking for numerous vehicles. The property is also available with **NO ONWARD CHAIN**.

## A splendid detached Grade II Listed house offering notable period features affording an enviable position in this highly regarded Suffolk village.

Sold wood entrance door opening to:

**RECEPTION ROOM/UTILITY AREA:** A cleverly designed area with fitted base units, work preparation surface, incorporating sink unit. Fitted water softener and space for washing machine. Gas fired boiler serving heating and hot water system. Attractive tiled flooring leads to the kitchen/breakfast room.

**SITTING ROOM:** 16'10 x 13'3 (5.12m x 4.03m). An impressive room with large inglenook fireplace with inset wood burning stove creating the main focal point of the room. Attractive brick flooring, remnants of mullion window and exposed timbers and studwork. Staircase rising to first floor. Opening to;

**DINING ROOM/BEDROOM:** 12'10 x 10'7 (3.91m x 3.22m). An attractive room with part exposed red brick chimney stack and exposed timbers. Views overlooking the grounds.

**KITCHEN/BREAKFAST ROOM:** 20'1 x 6'7 (6.12m x 2m). A splendid recently re-fitted room with matching wall and base units under wooden work preparation surfaces incorporating a 1½ bowl sink unit with mixer tap, four ring induction hob with extractor hood over and integrated appliances include fridge, freezer, Neff oven and slimline dishwasher.

**CLOAKROOM:** Having WC and wash hand basin. Heated towel rail. Tiled flooring.

### First floor

Stairs rising to;

**STUDY AREA:** 11'5 x 9'2 (3.47m x 2.80m). With views overlooking the front and countryside beyond. Exposed timbers and studwork. This versatile area is currently occupied as a study, however would lend itself to a variety of uses. Through to;

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**MASTER BEDROOM:** 12'8 x 12'2 (3.66m x 3.71m). A charming room with exposed red brick chimney stack, exposed timbers and studwork. Views overlooking the rear garden.

**BATHROOM:** 7'6 x 5'3 (2.29m x 1.61m). A recently updated room having panelled bath with shower attachment over and tiled surround, WC and wash hand basin with vanity unit cupboard beneath.

## Outside

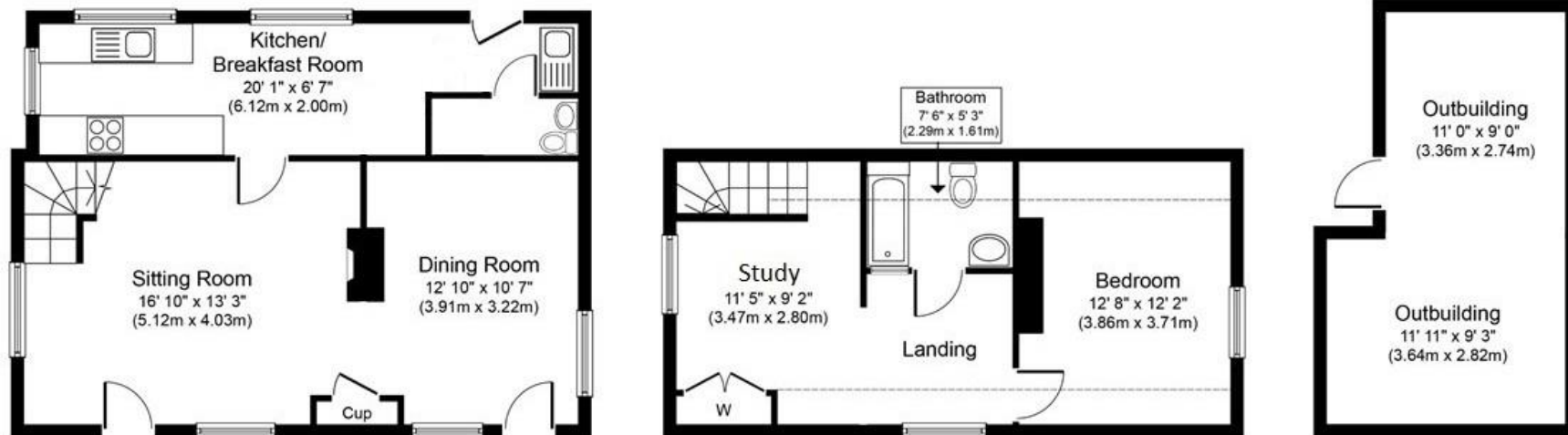
The property is set side on from the road and is approached by off street parking for numerous vehicles and a gate provides access to the gardens. The gardens are a sheer delight and have been maintained to a high standard with multiple raised flower and shrub beds and lawned area to the rear and side.

There is a delightful feature pond located to the rear of the property and is bordered by a decked area with pergola and is ideally situated to enjoy warm summer days. There is also a patio to the rear of the property with well stocked flower and shrub beds with far reaching views to countryside beyond. There is a useful outbuilding 11'11 x 9'3 (3.64m x 2.82m) and 11' x 9' (3.36m x 2.74m) to the front of the gardens. Summerhouse and shed.

**SERVICES:** Main water, drainage and electricity are connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council. 131 High Street, Needham Market, Suffolk, IP6 8DL. Tel: (01449) 724500.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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