



**Myrtle Cottage**  
Elmswell, Suffolk

DAVID  
BURR

# Myrtle Cottage, New Road, Elmswell, Suffolk, IP30 9BT

Elmswell is a thriving Suffolk village with a strong sense of community and wide ranging amenities including a primary school, supermarket, shops, public houses and Parish Church. The A14 is about 2 miles and provides fast access to the East Coast, Midlands and London via the M11. There is an excellent range of schooling, shopping and recreational facilities in the Cathedral town of Bury St Edmunds 9 miles and Stowmarket 5 miles. There is a branch line station within the village of Elmswell and a mainline station to London's Liverpool Street at Stowmarket.

Delightful early 20th Century detached character cottage with annexe situated in the heart of Elmswell village. The property retains the charm and features of the period while combining the conveniences of modern living including UPVC double glazing and gas central heating.

## Attractive detached village period cottage with separate self-contained annexe.

Entrance door opening to:

**ENTRANCE HALL:** Staircase to first floor with understairs storage cupboard. Doors to front sitting room and rear dining/sitting room. Wood flooring. The hallway opens out into an inner hall with window to front aspect, cloak storage area and door to kitchen and separate cloakroom.

**SITTING ROOM:** 14'2" x 11'10" (4.32m x 3.61m). A light and airy room with bay window to front aspect and further window to side. Wood flooring and working feature period fireplace and surround, period cornicing and picture rail.. Two radiators.

**DINING/FAMILY ROOM:** 19'8" x 12'3" > 9'9" (5.99m x 3.73m > 2.97m). Wonderful focal point of the home combining a dining area with wood flooring and a further sitting area with direct access through French glazed doors to the rear garden, two additional windows to side aspect. To the dining area is a functional wood burning stove and built in alcove storage cupboards.

**KITCHEN:** 18'5" x 8' (5.61m x 2.43m). Galleried kitchen with a range of base and wall units and wood effect countertops. One and half ceramic inset sink unit with mixer tap. Inset Neff electric hob with stainless steel extractor hood above, Neff integrated double oven and grill. Door to boiler

room housing gas fired heating boiler. French doors leading out to rear garden, radiator.

**CLOAKROOM:** Obscured glazed window to front, WC and pedestal wash hand basin, storage cupboard.

### First floor

**LANDING:** with doors to bedrooms and bathroom.

**BEDROOM 1:** 11'9" x 11'6" (3.58m x 3.51m). Double aspect room with windows to front and side, period feature fireplace, wood flooring, ceiling coving and radiator.

**BEDROOM 2:** 12'9" x 9'10" plus door recess (3.89m x 3m). Double French doors to rear aspect with a Juliet balcony (to be fitted) with views over the garden, built in cupboard housing hot water tank, ceiling coving, access hatch to attic.

**BEDROOM 3:** 11'9" x 8'1" (3.58m x 2.46m). Window to rear aspect, sloping ceiling, radiator.

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**BEDROOM 4:** 9'6" x 7'2" plus recess (2.90m x 2.18m). Two windows to side aspect, ceiling coving and two radiators

**BATHROOM:** 9' 4" x 7' 6" (2.84m x 2.29m). Generous sized bathroom with frosted window to front aspect. Three piece suite comprising panelled bath with chrome shower mixer tap, low level WC, pedestal wash hand basin, part tiled walls and splashbacks.

## Detached annexe

A versatile space for use as ancillary accommodation, home office or gym with electric storage heater comprising:

**SITTING ROOM:** 12'2" x 10'9" (3.71m x 3.28m). Entrance door and double French doors leading onto a wood decked terrace, wood laminate flooring.

**KITCHEN:** 5'1" x 4'11" (2.18m x 1.70m). Range of base and wall units with countertop, single drainer sink, small cooker unit, window to side aspect.

**BEDROOM:** 12'1" x 7'1" (3.68m x 2.16m). Window to front aspect and door through to:

**SHOWER ROOM:** Comprising shower cubicle with electric shower unit, WC and pedestal wash hand basin and extractor fan.

## Outside

The property benefits from its own private tarmac driveway offering parking for three to four vehicles. The front garden has been landscaped with raised flower bed and low maintenance gravelled borders, side pedestrian access gate from driveway to rear garden.

Rear garden of approximately 300' offering a south easterly aspect and is predominantly lawn with established borders, mature fruit trees and large wood storage shed of approximately 20' x 7'.

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

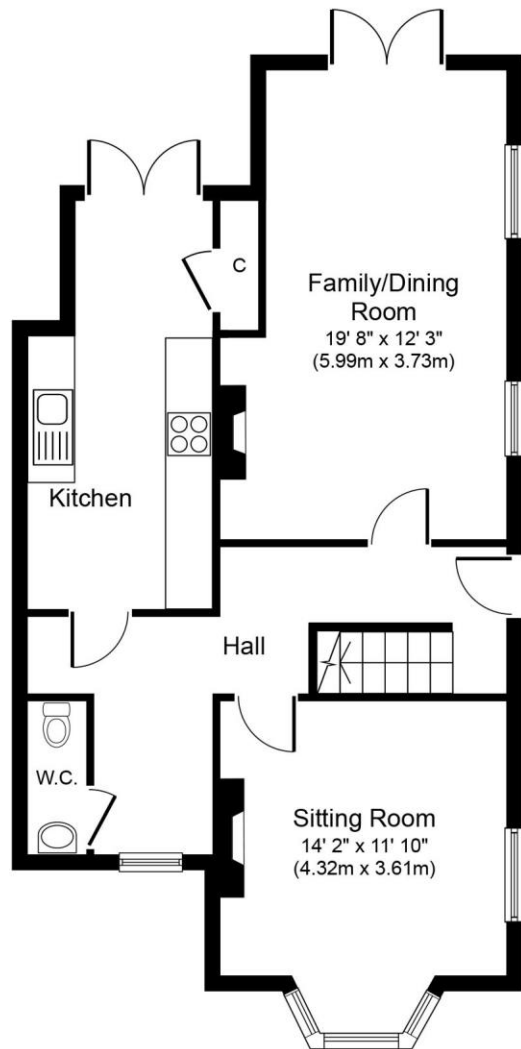
**LOCAL AUTHORITY:** Mid Suffolk District Council.

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

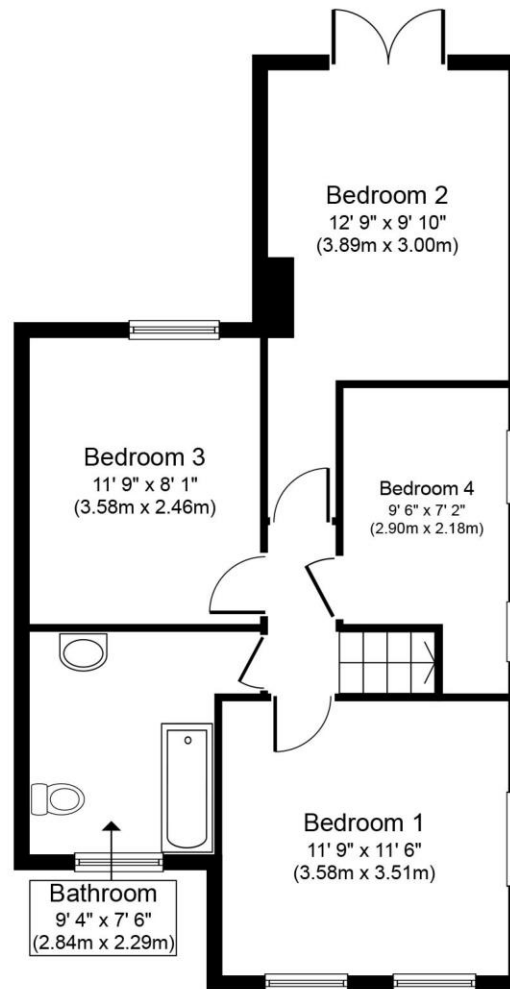
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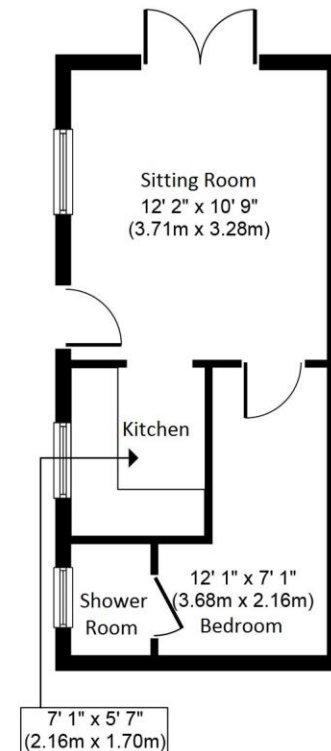
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**Ground Floor**  
**Approximate Floor Area**  
**667 sq. ft.**  
**(62.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**614 sq. ft.**  
**(57.0 sq. m.)**



**Annexe**  
**Approximate Floor Area**  
**269 sq. ft.**  
**(25.0 sq. m.)**

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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