

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS



The Cottage The Green, Tostock,
Bury St. Edmunds, IP30 9NY

Offers In Excess Of
£375,000

SOMETHING RATHER SPECIAL - We instantly fell in love with this gorgeous cottage and are confident you will too.

From the moment you step inside you will appreciate the wealth of character and charm this delightful cottage has to offer. Situated in the centre of this desirable and picturesque Suffolk village, with views over the village green, this well-presented property is set in private gardens and has off-road parking.

The cottage, which is Grade II listed, is understood to have origins dating back to the early or mid C17 and is of traditional timber-framed construction under a plaintiled roof.

Having been sympathetically decorated, the accommodation, which is arranged over 2 floors, includes a good sized sitting room, kitchen, garden/dining room, ground floor bathroom, 2 double first floor bedrooms and a separate WC.

Offered for sale CHAIN FREE, properties of this nature rarely become available in this sought-after village, so we would thoroughly recommend an early internal viewing.



- Charming Grade II listed semi detached cottage
- Delightful and sought-after village setting
- Sold with the benefit of NO ONWARD CHAIN
- Sitting room, kitchen, garden/dining room
- 2 Double bedrooms, bathroom and seperate WC
- Enclosed established gardens, off road parking
- Oil fired central heating, many original features
- Early viewing highly recommended



Tostock is one of those villages with a true sense of community and is located approximately 8 miles from the market town of Bury St. Edmunds with its extensive range of shopping and cultural facilities. The property is well situated for access to the A14 which provides links to Cambridge, Ipswich and London/ Stansted Airport via the A11/M11. A direct rail link to London's Liverpool Street Station can be found in nearby Stowmarket.

As previously mentioned, this charming semi-detached cottage offers a wealth of original character and features a particularly impressive inglenook fireplace, inset with an ornate wood-burning stove. The kitchen has a lovely rustic feel and the garden/dining room is pleasantly situated with views over the rear garden. On the first floor, both bedrooms are double in size and have a lovely outlook over the village green. As with many period properties, the main bathroom is situated on the ground floor, however, there is the convenience of a separate WC on the first floor. There is the benefit of oil-fired central heating and the outhouse has plumbing for a washing machine.

In our opinion, the property would be perfect for a couple searching for their dream home, but would equally be a gorgeous second home or Airbnb.

Outside

A pretty cottage-style garden is situated at the front of the property and a gravel drive provides off-road parking and double-opening timber gates lead to the rear garden.

The rear gardens are enclosed and afford a good degree of privacy and seclusion. Having been pleasantly landscaped to provide space to relax and entertain, the gardens include a lawn, planted shrub and flower borders and a variety of mature trees. To the rear of the garden, a good-sized timber shed provides useful storage.

COUNCIL TAX - BAND C

COUNCIL - Mid Suffolk

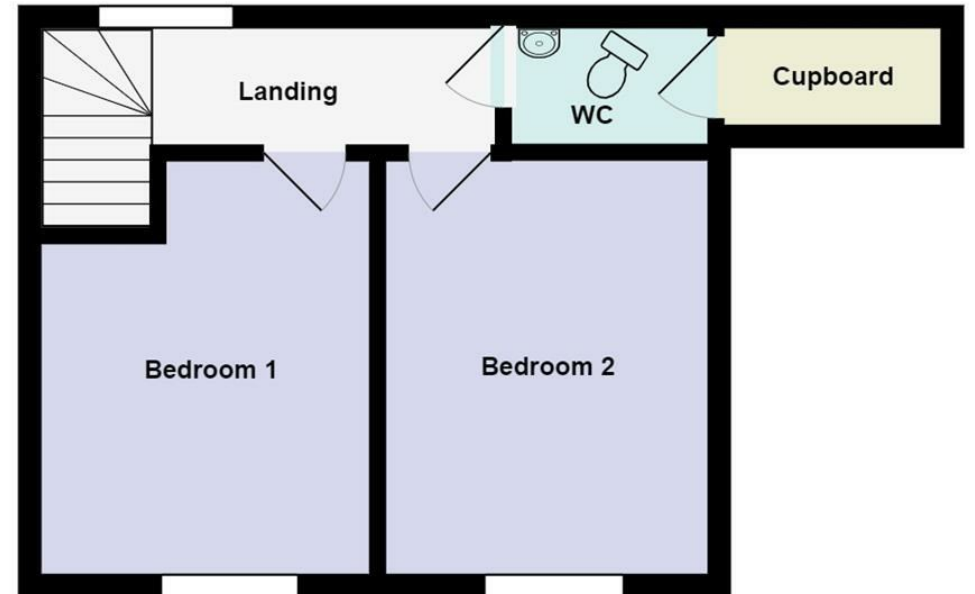
SERVICES - Mains water, electricity and drainage, oil heating

BROADBAND - Ofcom states Superfast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

WHAT3WORDS - ///superhero.nights.closes





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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