



Pilgrim's Rest  
Ashfield-cum-Thorpe | Stowmarket | Suffolk | IP14 6LX

Guide Price £ 659,500 | Freehold

FINE & COUNTRY



## About the Property

A large mature and level plot extending up to around 4 acres (sts) enfolds this charming 18th Century period cottage. The property is of traditional construction with colour washed elevations under a thatched, tile and slate roof. Pilgrim's Rest has been carefully extended over the years to provide flexible and characterful accommodation throughout.

The property is approached via a five bar gate, leading to a shingle driveway/parking area providing ample car parking and leading through to a good sized double garage, stable block, tack room and workshop. There are extensive lawns to the front and rear with a second five bar gate leading to the paddock (approx. 3 acres (sts)) which is a great level field ideal for a couple of horses.

The accommodation comprises four reception rooms, kitchen, utility room, family bathroom and study on the ground floor. First floor landing and three bedrooms with one en-suite cloakroom. Wealth of exposed timbers throughout and all in good decorative order. Attractive feature red brick fireplaces with inglenooks. An early internal inspection is strongly advised.



## The Accommodation - Ground Floor

Solid timber Front Door to:

Lobby - leading to:

### Entrance Porch

Fully glazed leaded light door to

### Dining Room 14 ft 9" x 13ft 9"

Red brick open fireplace with tiled hearth. Dual aspect windows. Two wall light and matching centre light. Door to side hallway, staircase to first floor, barn style door to side and door to



### Cloakroom/Utility Room

Close coupled WC and plumbing for washing machine.

### Sitting Room 13 ft 9" x 10ft 2"

Red brick fireplace with oak bressumer double doors to

### Garden Room 17 ft 8" x 9ft 8"

Large picture window to rear. Fully glazed door to rear.

### Living Room 17 ft 8" x 12ft 1"

Wealth of exposed beams. Suffolk red brick open fireplace.



**Kitchen 12 ft 7" x 7 ft 10"**

Double bowl stainless steel sink unit - post formed work surfaces - plumbing for dishwasher. Oil fired boiler serving the domestic hot water and central heating system.

**Study 10 ft 2" x 7 ft 10"**

Lovely bay window with leaded lite glazing.

**Family Bathroom**

Coloured suite comprising panelled bath and pedestal wash hand basin. Separate WC



The Accommodation - First Floor Landing Doors to

Bedroom 1 17ft 4" x 13 ft 9"

Bedroom 2 13 ft 9" x 11ft 9" En Suite Cloakroom

Bedroom 3 8ft 6" 9ft 2"



## Outside

**Double Garage** 20 ft x 17 ft

**Stable Block** 4 x 11ft 6 x 10ft, 2

**Tack Room/ Workshop** 10 ft 9" x 8ft max.

2000 litre oil tank.

Parking for 8/9 cars on shingle driveway.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F	31 F	
1-20	G		



This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

Ground Floor



First Floor

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Viewing Arrangements. Strictly by prior appointment with the Vendors Sole Agents - Fine and Country Ipswich 01473 289700. After normal office hours please call Mark Halls MRICS 07770 814 748

## Services

We understand from the Vendor that all main services are connected to the property. Oil Central Heating.

Council Tax Band - E

## About The Area

Stowmarket is a popular market town located in the heart of Suffolk conveniently located for the A14 which provides excellent links to Ipswich (by the A12) Bury St Edmunds and Cambridge. Stowmarket has a variety of shopping facilities and amenities including many independent schools, as well as plenty of other amenities including Stowmarket golf club.

Easy access via A1120 to A140/ A14 and A12 trunk roads. Stowmarket Railway Station is about 25 minutes by car with link to London Liverpool Street – approx. 1.5 hours. The A1120 is the main link road from Stowmarket and provides access directly to The Suffolk Heritage Coast - 35 minutes. A wide range of local services and amenities are available in the nearby village of Debenham - 3 miles and the popular village of Earl Soham with award winning Huttons Butchers and The Victoria Public House is a five minute drive away.



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