



## NORTON ROAD GREAT ASHFIELD, IP31 3HJ

OFFERS IN EXCESS OF £500,000  
FREEHOLD

This delightful, character-filled cottage, believed to date back to the 1700s, sits within around one-third of an acre and enjoys breathtaking, far-reaching views over open farmland. Lovingly cared for inside and out, the home retains a wealth of original features, including wood-burning stoves in the reception rooms, which bring both warmth and authenticity. The farmhouse-style kitchen flows into a welcoming dining room, perfectly positioned to enjoy views of the garden. Beyond the main house, the property offers useful outbuildings ideal for a variety of uses. A wonderful choice for those with outdoor interests, this unique home combines rural tranquility with convenience, being within easy reach of local amenities and offering excellent access to the A14. An internal viewing is strongly recommended.

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# GREAT ASHFIELD

- Fabulous Semi Rural Location With Amazing Field Views • Detached Character 3 Bedroom Cottage • Standing In A Third Of An Acre • Various Outbuildings - Converted Stables And Double Garage • 3 Reception Rooms Each With Log Burners • Well Designed Kitchen Complete With Rayburn • Utility Room And Cloakroom • Easy Access To The A14 And Train Station In Neighbouring Village • Beautifully Presented Both Internally And Externally • Look Inside With Our 3D Tour - Online Now



## Entrance Hall

Doors to sitting room and snug. Stairs to first floor.

## Sitting Room

Brick fireplace with inset multifuel burner. Oak beams and wooden flooring. Window to front with solid oak bespoke sill with bark edging.

## Snug

Fireplace with multifuel burner. Wooden flooring and understairs cupboard. Window to front with solid wood shutters and bespoke oak window sill with bark edging.

## Kitchen/Breakfast Room

A range of wall and base cupboard and drawer units with butler sink. Plumbing for dishwasher and space for under counter fridge and freezer. Rayburn stove and built in electric double oven and hob. Exposed beams. Feature brickwork and exposed wattle and daub. Electric panel heater and window to both sides.

## Utility Room

Plumbing for washing machine, uPVC stable door to side. Built in cupboard. Window to rear and access to cloakroom.

## Cloakroom

WC, wash basin and storage cupboard. Electric towel rail, tiled flooring and window to rear.

## Dining Room

A nicely proportioned room with oak beams and oak doors. Half glazed door to the garden and wonderful views of the garden. Electric panel heater.

## Landing

Airing cupboard with hot water tank and shelving.

## Bedroom 1

Original wood flooring, built in storage cupboard and radiator. Window to front with California solid wood shutters and bespoke oak sill with bark edging. Step down to the dressing room.

## Dressing Room

Window to side.

## Bedroom 2

Good size double room with woodland views. Wood flooring, window to front. California solid wood shutters and bespoke oak sill with bark edging. Loft access.

### Bedroom 3

Farmland views, bespoke oak window sill with bark edging. Radiator.

### Bathroom

WC, wash basin with vanity unit, double rainwater shower, radiator and window to rear.

### Front Garden

Carriage driveway with parking for several vehicles. Lawn area with mature trees and sleeper edging.

### Rear Garden

Gated access to both sides of the property leading to the large garden which is mainly laid to lawn with mature fruit trees all enclosed by fencing and hedging. There is a quiet seating area and attractive water feature.

Raised vegetable garden area and wood store.

The rear boundary adjoins open fields which are owned by a local farming family with conservation interests.

### Shepherds Hut

Fully insulated and fitted with log burner and power. Wooden steps, antique wheels, vinyl flooring and window to side.

Available by separate negotiation.

### Converted Stables

workshop

15' 8" x 12' 9" (4.77m x 3.88m)

Log burner, power and light. Window to rear, stable door and field views.

Potting Shed

11' 6" x 5' 11" (3.50m x 1.80m)

Power and storage with shelving.

Craft Room/Gym

11' 10" x 11' 6" (3.60m x 3.50m)

Carpeted and power connected. Light, window to rear and loft space. Storage

### Double Garage

Twin up and over doors, concrete floor. Power connected.

### Agent's Note

Recently installed private sewerage plant system.

## GREAT ASHFIELD





Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
1103.52 ft<sup>2</sup>  
Reduced headroom  
25.12 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
		44
		19

EPC Rating: G Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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