High Street, Ixworth

Sheridans

BORAX EXTRACT OF SOAP

High Street, Ixworth IP31 2HN

Guide Price £675,000

A Handsome, double-fronted Grade II listed village home, understood to date from the early 19th century. Occupying a prominent position within the centre of this popular village, the property has been thoughtfully extended and lovingly updated by the current owners, creating a superb and highly versatile family home which successfully combines period character with modern living.
Immaculately presented throughout, the property retains a wealth of attractive original and period features, including sash windows, polished oak flooring, feature period fireplaces, generous ceiling heights and plaster cornicing, all adding to the charm and personality of this exceptional home.
Traditionally constructed in brick with a rendered finish and tiled roof, the property is approached via double wrought-iron gates set between brick piers, opening onto a driveway providing parking and access to the garage/store.

The welcoming entrance hall provides access to the principal reception rooms and stairs rising to the first floor. The bright and airy lounge features sash windows with shutters, a striking brick fireplace with inset wood-burning stove and polished oak flooring, which continues and steps down into a spacious family room. French doors open directly onto the private patio, creating a wonderful connection between the living space and gardens. A further sitting room provides a cosy and inviting retreat, featuring another characterful period fireplace with gas fired log burner, flanked by bespoke fitted cupboards and bookshelves. The room also benefits from shuttered windows and partially opens through to the kitchen. The kitchen is very much the heart of this wonderful home and a true cook's paradise, fitted with a range of bespoke cabinetry, wooden preparation surfaces, Belfast sink and an impressive Mercury range cooker with matching extractor hood. The kitchen flows seamlessly

into the dining area, with French doors opening onto the patio and creating an excellent space for entertaining and family gatherings. The property has been further extended, with the cladded exterior linking the main house to the original brick and flint barn conversion. This highly versatile additional accommodation offers excellent annexe potential and currently provides an additional reception room or bedroom, utility room with space for appliances, shower room and a separate boiler. The utility area could also potentially be adapted to create a separate kitchenette, subject to any necessary consents. This space would be ideal for dependent relatives, guests, working from home or potentially as a self-contained accommodation opportunity.

Upstairs, a particularly spacious landing provides access to four generous double bedrooms and two bathrooms. The principal bedroom is a characterful and relaxing retreat, featuring a decorative cast-iron fireplace, exposed wooden floorboards and an en-suite shower room. The remaining three double bedrooms are served by the well-appointed family bathroom, which also benefits from an integral storage cupboard.

The property benefits from gas-fired central heating and has been carefully updated by the current owners while retaining the architectural character and period features that make this such a distinctive Grade II listed home.

Outside
A particular feature of this exceptional home is the stunning, secluded gardens, which are exceptionally private and not overlooked, creating a wonderful sense of tranquillity and calm.
The gardens are part-walled and part-fenced, with an attractive red brick wall providing a charming period boundary. Mainly laid to lawn, they feature a variety of raised areas, a delightful water feature and beautifully stocked flowerbeds, together with an impressive selection of mature trees, specimen plants, established shrubs and fruit trees.
The mature planting creates a peaceful and attractive setting, with the gardens offering an excellent degree of privacy and providing a wonderful space in which to relax, entertain and enjoy the outdoors throughout the year.

Location
The property's prominent village-centre position also means it is conveniently placed for access to the village's local facilities and amenities, many of which are within easy walking distance, including village hall, recreation ground, a doctor's surgery, schools, a village shop, takeaways and two public houses. The historic market town of Bury St Edmunds is approximately 7 miles away, while Stowmarket and Diss, offers a mainline rail service to London, making the village well placed for both everyday convenience and commuting.

- Impressive Grade II listed home
- Extended with annexe potential
- Stunning kitchen/dining room
- Four spacious reception rooms
- Three bathrooms
- Host of period features
- Double bedrooms
- Stunning gardens
- Private driveway with off road parking
- Prominent village location

DIrections
When entering Ixworth from the A143, proceed along the High Street, where the property will be found further up on the left hand side.

Services
Mains electric, water, gas and drains are connected. Gas fired central heating (boiler replaced 2022)
Council Tax: West Suffolk Band: F
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk

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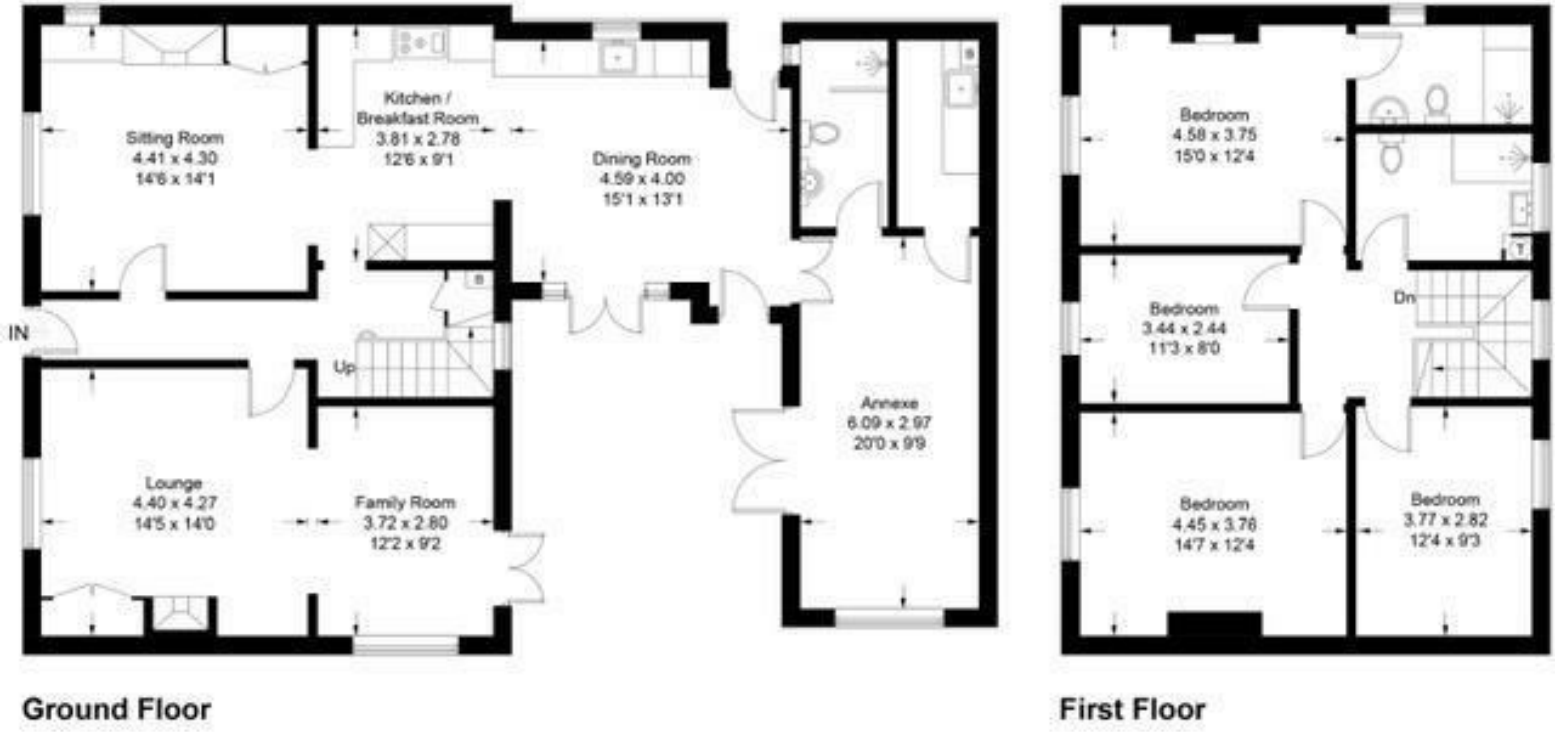
Approximate Gross Internal Area = 198.8 sq m / 2140 sq ft



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

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