

The Swan, Thetford Road, Coney Weston. IP31 1DN.



DAVID  
BURR

The Swan  
Coney Weston, Suffolk

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Coney Weston is a small, picturesque village located in the county of Suffolk, England. Nestled in the rural landscape of East Anglia, it lies near the border with Norfolk, about 8 miles north of Bury St Edmunds and close to the market town of Thetford. Coney Weston is surrounded by scenic walking and cycling routes, making it attractive to nature lovers and those seeking tranquility. While small, the village is part of a network of nearby rural communities and offers access to local amenities through neighbouring towns.

Set in the heart of the attractive village of Coney Weston, this handsome red brick building – formerly The Swan Inn – offers a rare and exciting opportunity to create a truly individual family home. Believed to date back to the early 1900s, the property retains a sense of character and scale rarely found in residential dwellings and now benefits from change of use planning permission, paving the way for transformation into a substantial private residence.

## **A Detached period residence with scope to remodel, approximately 3,000 sq. ft. Former village pub with substantial outbuilding and development potential.**

Measuring approximately **3,000 sq ft**, the internal layout is generous and flexible, currently configured with **three large reception rooms**, a kitchen, prep room, and various ancillary spaces including utility and storage areas on the ground floor. Upstairs, the first floor comprises **four notably large bedrooms** and a spacious family bathroom.

The former pub car park to the front offers extensive parking and could be landscaped to create a more traditional approach and front garden if desired. A gated driveway to the side provides additional secure parking and leads to a substantial coach house outbuilding, ideal for conversion to ancillary accommodation, garaging or home office (subject to any necessary consents). The rear garden enjoys a private outlook and offers ample space for outdoor entertaining, family living, or possible future development, subject to gaining the relevant permissions.

This is a property with enormous potential – perfect for buyers seeking a project with character, scale, and flexibility, all within a well-served and peaceful Suffolk village setting.

Additional land available by separate negotiation.

**LOCAL AUTHORITY:** East Suffolk.

**VIEWING:** Viewings are strictly by prior appointment only through DAVID BURR Woolpit office. Call 01359 245245 to arrange your visit and discover this exceptional new home that combines luxury, sustainability, and a welcoming village setting.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

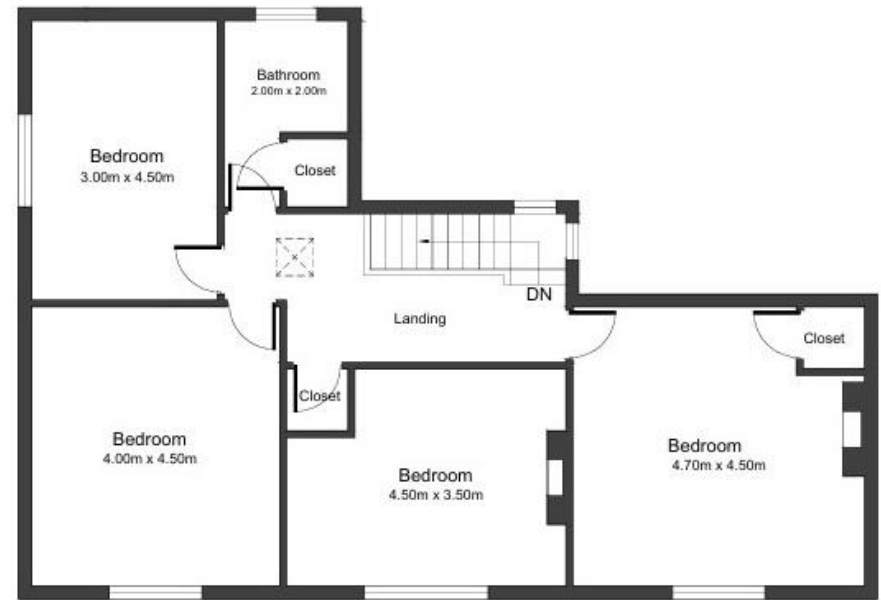
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