

Icklingham Road, West Stow, Bury St. Edmunds

Sheridans









Icklingham Road, West Stow, Bury St. Edmunds IP28 6EZ

Offers Over £500,000

Dating from the 1820s, Acorn Cottage is a charming and deceptively spacious four-bedroom village home, combining an abundance of original character with thoughtfully updated accommodation and offered with no onward chain. Set within generous gardens extending to approximately 0.25 acres (sts), the property is ideally positioned in one of the area's most desirable and unspoilt villages, protected by a conservation area status, surrounded by picturesque forest walks and benefiting from a strong sense of community.

The current owners have undertaken a thoughtful programme of improvements during their ownership whilst retaining the inherent period character of the cottage. Features include traditional doors, with originals remaining in the older parts of the house, exposed beams and feature fireplaces. The front door carries traditional door furniture, and the decorative hinges and oak-leaf detailing to the frosted glass provide a charming introduction to the house. The welcoming vestibule has bespoke shoe storage and coat hooks, with useful under-stairs storage. The cosy, double aspect sitting room features period wooden flooring and a striking brick fireplace with Bessemer beam and inset wood-burning stove. A second reception room, currently used as a playroom, formerly a sitting room, provides flexible living space with another working fireplace, inset wood-burning stove and storage cupboards. Both wood-burning stoves have been added by the current vendors.

At the heart of the home, the beautifully spacious kitchen/breakfast room has been comprehensively refitted with Shaker-style bespoke cabinetry, quartz preparation surfaces and a double ceramic Belfast sink, together with a Rangemaster electric cooker and externally vented extractor hood and space for a large American-style fridge freezer.

A particularly appealing feature is the walk-in pantry, which remains naturally cool and provides extensive storage for provisions, baking equipment and household essentials. The kitchen flows seamlessly into a versatile dining/family area, ideal for entertaining or relaxation, with French doors opening directly to the side garden and patio. The generous proportions allow for a large dining table and make this an excellent space for family gatherings and entertaining. A separate utility room with airing cupboard, sink, space for laundry appliances and chest freezer, together with a cloakroom, add further practical convenience. The property benefits from oil-fired central heating.

Upstairs, the original staircase leads to a light-filled Suffolk landing, currently arranged as a useful home office area. The principal bedroom features fitted storage and a well-appointed en-suite shower room with underfloor heating, while three further double bedrooms provide excellent flexibility for family, guests or homeworking. The generously proportioned family bathroom serves the remaining bedrooms. The oldest bedroom retains an original beam and door, with bespoke fitted wardrobes, while another boasts an original Victorian fireplace and built in storage.

Outside
Acorn Cottage is approached via a gravel driveway and enjoys generous, established gardens extending to approximately 0.25 acres (sts) - additional land has recently been acquired and cleared, providing a blank canvas whilst offering an exciting opportunity to landscape and shape the garden space. The established gardens are mainly laid to lawn with mature planting, fruit trees, paved patio areas and a range of useful features, including raised beds, greenhouse, chicken coop and a two-storey playhouse. French doors from the dining/family room open onto the patio, creating an ideal setting for outdoor dining and entertaining. Thoughtfully planted with wildlife in mind, the garden includes a wildflower area, insect hotel and established trees and planting, attracting a variety of birds, bees and butterflies. A useful former washhouse/shed provides power, lighting, storage and a substantial workbench. The gardens offer an appealing balance of established character and scope for further landscaping and improvement, providing an excellent opportunity for a new owner to create their own ideal outdoor space. The generous gardens provide excellent scope for a garage, home office/studio or further extension of the existing accommodation, subject to the necessary planning approvals (STP).

Acorn Cottage offers a rare opportunity to acquire a substantial and characterful period home, combining genuine period heritage with well-considered modern improvements, generous gardens and an enviable village setting. Of particular note, West Stow enjoys a strong sense of community, with an active village club hosting regular social events, fundraisers and activities throughout the year, alongside a programme of events organised by the village church.

Location
The cottage enjoys a delightful setting affording far reaching views to the rear across meadows and are within a stones throw of the endless forest walks. West Stow is a unique and unspoilt village situated only five miles to the north west of Bury St Edmunds. The village is well known for the superb West Stow Country Park (a recreated Anglo Saxon Village). The nearby river Lark, the proximity of Lackford Lakes Wildlife Reserve, and the forest is a perfect place for horse riding trails, bike rides, birdwatching, mushroom spotting makes this the perfect retreat. The village has a church and village club providing a real social hub and is conveniently positioned for Culford School (within a short walk) and for access to the main road networks linking to Bury St Edmunds, Cambridge and London via the M11 Motorway.

Directions
From Bury St Edmunds proceed north west on the B1106 towards Culford. At the sharp right hand bend bear left towards West Stow. Upon entering the village proceed over the small bridge and turn left onto Icklingham Road, where the cottage will be found approximately a quarter of a mile on the left hand side. What3words ///microchip.blur.adventure

Services
Mains electricity, water and drainage are connected.
Oil fired radiator central heating.
Council tax band D.
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three and O2 (Source Ofcom)
Flood Risk: No Risk

- CHAIN FREE - move straight in!
- Charming cottage, popular location and large garden
- Bespoke kitchen, three reception rooms and utlity
- Versatile accommodation
- Four double bedrooms
- Host of period features
- Large garden
- Off road parking
- Popular village





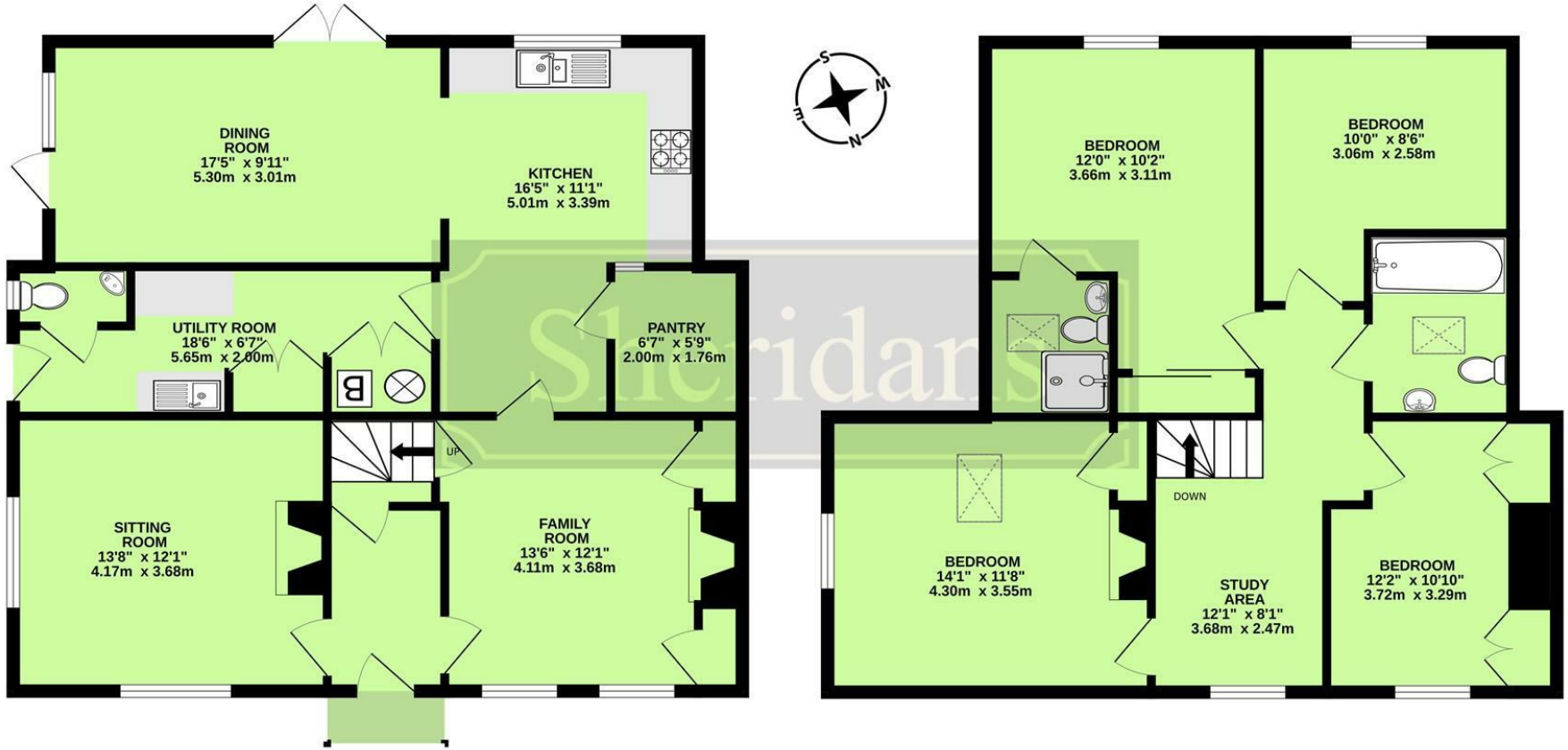


GROUND FLOOR

TOTAL FLOOR AREA : 1668sq.ft. (155.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR



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.

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