Tut Hill, Fornham All Saints, Bury St. Edmunds

Sheridans

Tut Hill, Fornham All Saints, Bury St. Edmunds IP28 6LE

Guide Price £370,000

Situated in a highly regarded village within easy reach of Bury St Edmunds and the A14, West End Cottage is a charming Victorian home that effortlessly combines period character with tasteful modern improvements. Constructed of traditional red brick beneath a slate roof, the property forms part of a historic terrace dating from the 19th century and now offers immaculately presented accommodation that is both stylish and welcoming, with broad appeal to a range of discerning buyers.

The house has been sympathetically updated over the years, retaining much of its original character while benefiting from modern comforts. The interiors are light, airy and thoughtfully arranged, with a host of period touches sitting comfortably alongside stylish finishes.

A solid oak entrance door leads into the welcoming hallway, which in turn opens to a charming sitting room positioned at the front of the house. This inviting space centres around a feature fireplace with a timber surround, wood-burning stove and traditional pamment hearth, while a bay window allows natural light to flood the room. To the rear, the kitchen/dining room provides an excellent social space and is fitted with an attractive range of units complemented by generous work surfaces. There is ample room for a dining table, making it ideal for both everyday living and entertaining. To the side of the cottage is a bright garden sunroom with French doors opening onto the courtyard, creating a versatile additional reception area equally suited to relaxing or home working. A cloakroom completes the ground floor accommodation.

The first floor offers two bright and airy double bedrooms, both served by a beautifully appointed bathroom featuring a freestanding bath together with a separate shower enclosure. A useful landing cupboard provides further storage.

Outside
Outside, the property is set back from the road behind a characterful brick-and-flint wall. A gravel driveway provides off-road parking with planted borders.

The rear garden has been designed as a private and low-maintenance courtyard, enclosed by traditional walls and creating a peaceful setting for outdoor enjoyment. Landscaped with gravelled areas and a decked seating terrace, it offers an attractive space for al fresco dining and entertaining. Practical additions include a bespoke log and bin store, storage shed, outside tap and power points, together with gated access to the front of the property. The road outside the front is now permanently closed and only has private access.

Location
Fornham All Saints is a highly regarded village on the northern side of Bury St Edmunds, renowned for its strong sense of community and attractive rural surroundings. The village offers a range of amenities including a parish church, coffee shops, village hall and the popular golf club which provides golf, leisure, hotel and conference facilities. Combining village charm with excellent connectivity, Fornham All Saints enjoys easy access to the A14, linking to Bury St Edmunds, Newmarket and Cambridge, whilst the M11 provides straightforward access to London and beyond.

Directions
When entering Fornham All Saints from Bury St Edmunds via Mildenhall Road, continue into the village and turn left at the roundabout. West End Cottage will be found a short distance along on the right-hand side.

- Charming cottage
- Immaculately presented
- Kitchen/dining room
- Sunroom
- Upstairs bathroom
- Two double bedrooms
- Low maintenance courtyard garden
- Off road parking
- Easy access to amenities/A14
- Windows are handmade wooden triple glazed and have shutters

Services
Mains electricity, gas, drainage and water. Heating - Gas
Council Tax: West Suffolk Band: B
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

GROUND FLOOR

TOTAL FLOOR AREA : 1001sq.ft. (93.0 sq.m.) approx.

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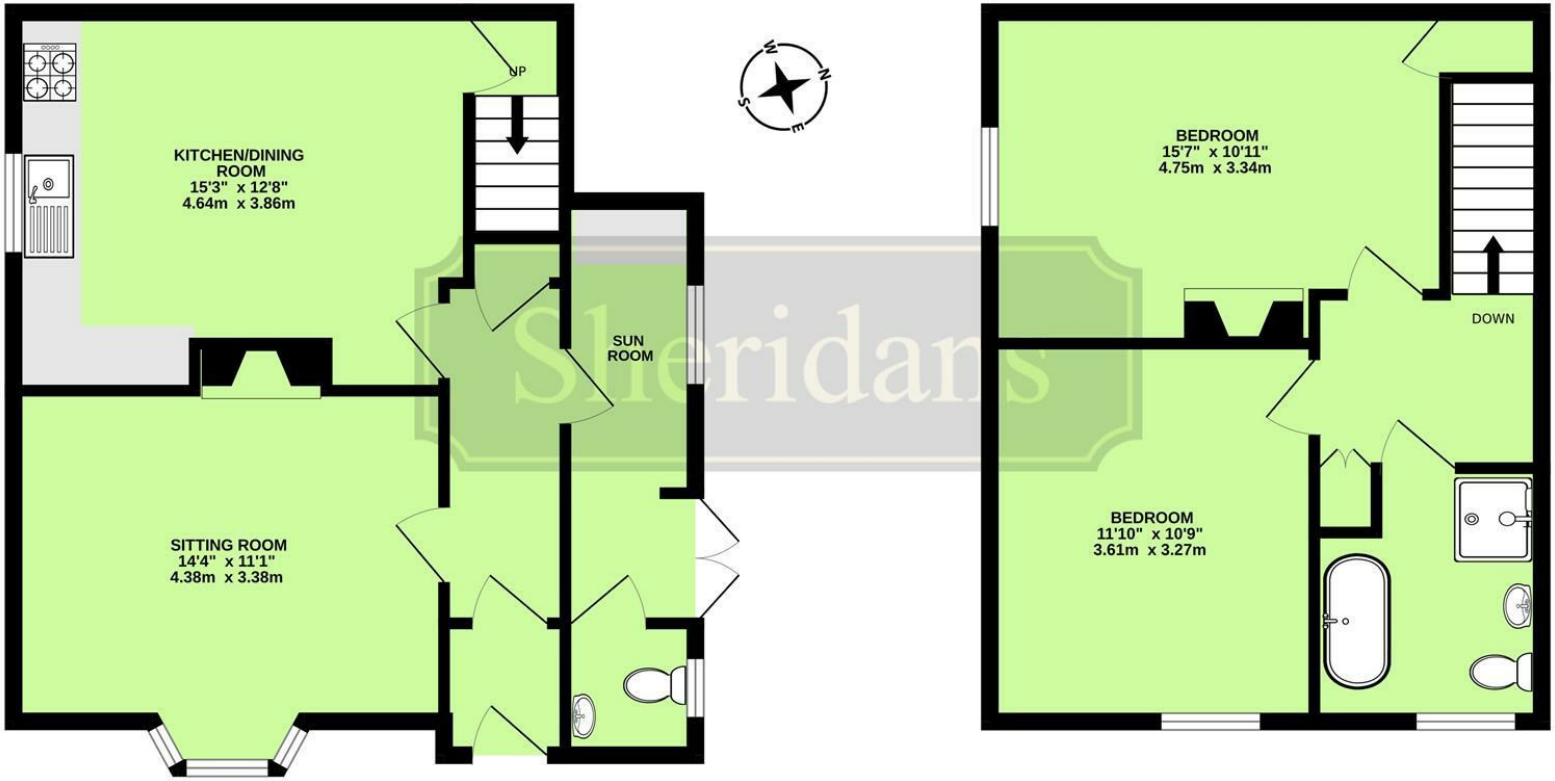
1ST FLOOR



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.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office
19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Registered in England No. 04461290
VAT Number: 794 915 378

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