



Icklingham Road, West Stow, Bury St. Edmunds

Sheridans



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

Guide Price £200,000

A unique opportunity to acquire two-bedroom cottage, offered with no onward chain and perfectly positioned in one of the area's most desirable and unspoilt villages. This charming property is not listed however are in a Conservation area protected from development.

Owned by the same family for over 50 years as a much-loved second home and now in need of updating, the accommodation currently comprises a sitting room with a fireplace and wood-burning stove. The inner lobby provides access to the bathroom and the kitchen/breakfast room features a door leading to the garden room, which backs onto the private courtyard garden. Stairs rise from the sitting room to the first-floor landing, which leads to the two bedrooms with windows to front aspect.

Outside

To the front is an enclosed garden with path to front door. The fully enclosed rear courtyard garden is perfect for al fresco dining and relaxation. There is access over the neighbours garden to a fully enclosed section of land along with a further piece of land running along the bottom of the neighbouring properties.



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](https://www.what3words.com/microchip.blur.adventure)

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.

Services

- CHAIN FREE
- Charming cottage with scope
- Sitting room
- Kitchen/Diner
- Sunroom
- Downstairs bathroom
- Garden front and back
- Highly sought after village of West Stow
- Wonderful forest and countryside walks right on the doorstep

Please note: The property is not listed however is in a Conservation area.

Mains electricity, water and drainage are connected.

Oil fired radiator central heating.

Council tax band B.

Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three and O2 (Source Ofcom)

Flood Risk: No Risk

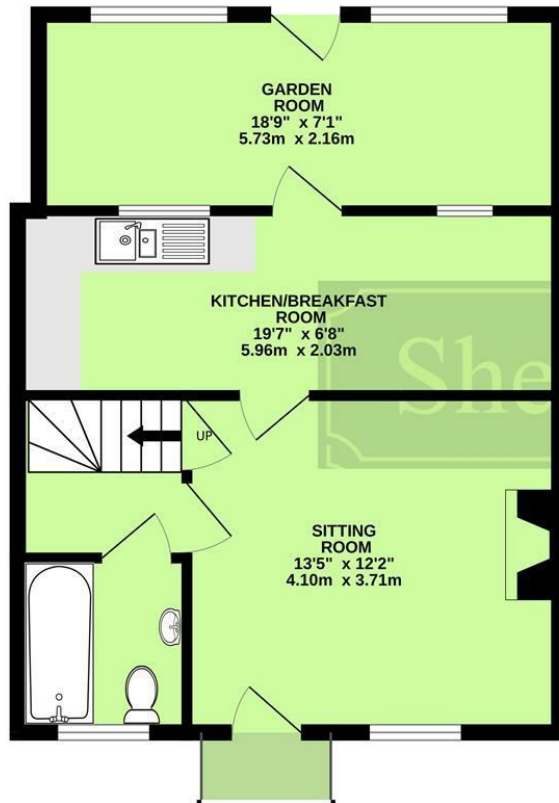
EPC Rating 2 Icklingham Road: F



GROUND FLOOR



TOTAL FLOOR AREA : 728 sq.ft. (67.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026



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

Knightsbridge London Office
45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

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

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



Sheridans