

DAVID BURR

Plough House, The Street, Woolpit

A A substantial and versatile five-bedroom village house offering over 2,000 sq. ft. of accommodation, complemented by extensive additional storage.



Introduction

Plough House is a substantial and highly versatile five-bedroom home occupying a convenient position within the well-served Suffolk village of Woolpit. Arranged over three floors and extending to approximately 2,074 sq. ft., the property offers generously proportioned accommodation including an impressive sitting room, separate dining room and kitchen, together with extensive additional storage. The flexible layout provides considerable scope to suit a variety of lifestyles and requirements.

Woolpit is a highly regarded and historic village offering a range of everyday amenities, including local shops, a bakery, public houses, primary school and health centre. The village is conveniently positioned for access to the A14, providing straightforward connections to Bury St Edmunds, Stowmarket and Ipswich, while rail services from nearby Elmswell offer links towards Cambridge and London Liverpool Street.

Key Features

- Substantial and versatile village home
- Approximately 2,074 sq. ft. of accommodation
- Five bedrooms arranged over two floors
- Impressive 35 ft. sitting room
- Separate dining room and kitchen
- Shower room and three cloakrooms
- Approximately 410 sq. ft. of additional storage
- Convenient position within well-served Woolpit
- Excellent access to the A14



Living & Daily Life

The accommodation has been arranged with everyday life in mind, offering generous rooms that can adapt easily as needs change. The well-equipped kitchen provides ample storage and preparation space, together with room for a breakfast table for informal meals and morning coffee. A separate dining room is ideal for family gatherings and entertaining, while the exceptionally spacious sitting room offers plenty of room to create distinct areas for relaxing, reading or spending time together. Five bedrooms provide flexibility for family, guests and home working, with the extensive additional storage helping to keep day-to-day living practical and organised.

At the heart of the home is the remarkable 35 ft. sitting room, a wonderfully characterful space defined by exposed timbers and a traditional fireplace. Its exceptional proportions allow for several distinct areas, making it equally suited to relaxed family life, quiet evenings and larger social occasions. There is ample room for comfortable seating as well as a dedicated dining or reading area, while the wealth of period detail creates a warm and inviting atmosphere that reflects the history of the house.







Bedrooms & Bathroom

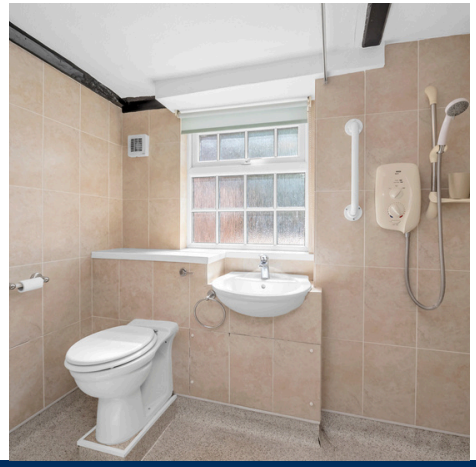
The bedroom accommodation is arranged across the first and second floors, providing five rooms of varying proportions and considerable flexibility.

Three generous bedrooms occupy the first floor, while two further bedrooms are positioned beneath the roofline on the second floor. These upper rooms are especially characterful, with dramatic exposed timbers, sloping ceilings and attractive window details creating warm and individual spaces. The arrangement is ideal for family and guests, with scope to use one or more rooms as a home office, dressing room or hobby space if desired.

The ground floor is served by both a shower room and a separate wet room, the latter fitted with tiled walls, an electric shower and helpful support rails. Several additional cloakrooms are positioned throughout the property, adding further practicality for everyday living and entertaining









Parking & Outside Space

Outside, Plough House is approached across a substantial area of hardstanding, providing generous off-road parking and a practical, low-maintenance courtyard setting. Established hedging and mature trees soften the space and offer a degree of screening, while a timber summerhouse provides an appealing spot for hobbies or relaxation.

Of particular note are three substantial storage rooms extending collectively to approximately 410 sq. ft., offering excellent scope for workshops, household storage or other ancillary uses. The property occupies a central village position, with Woolpit's historic church and everyday amenities close at hand.







Floorplan



TOTAL: 2074 sq. ft, 193 m2

GROUND FLOOR: 1190 sq. ft, 111 m2, FIRST FLOOR: 593 sq. ft, 55 m2, SECOND FLOOR: 291 sq. ft, 27 m2
EXCLUDED AREAS: STORAGE: 410 sq. ft, 38 m2, ENTRY: 50 sq. ft, 5 m2, PORCH: 34 sq. ft, 3 m2,
UNDEFINED: 3 sq. ft, 0 m2, LOW CEILING: 34 sq. ft, 3 m2, LANDING: 0 sq. ft, 0 m2,
WALLS: 214 sq. ft, 19 m2

All Measurements Are Approximate. This Floor Plan Is a Guide Only. Produced By Dcpp.

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Property information

Mid Suffolk District Council - E

EPC Rating: TBC

Tenure: Freehold

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