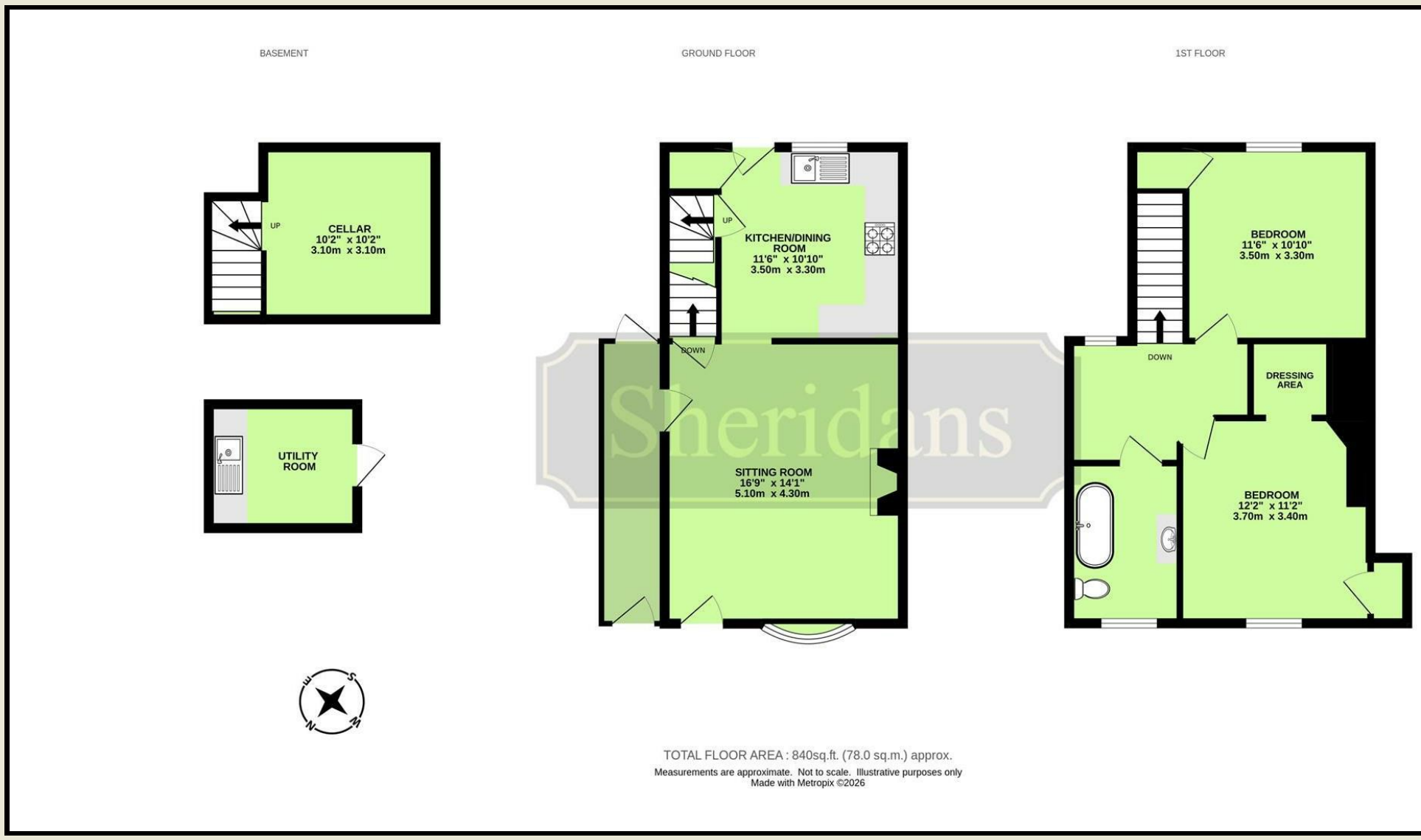
High Street, Ixworth





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

The Property Ombudsman

Sheridans









High Street, Ixworth IP31 2HH

Offers Over £325,000

A charming Grade II listed recently renovated village centre cottage, with beautiful rear garden boasting church views and range of outbuildings. Open to offers.

Situated within a well-served and popular village, this attractive Grade II listed cottage, is believed to date back to the 17th-century with a later 19th-century rear addition and built of traditional timber frame construction with painted roughcast elevations under a clay pan-tiled roof.

The property has been subject to considerable improvements in the last 3 years, resulting in a tasteful home, enjoying a high degree of natural light and a number of attractive notable features.

The cottage provides a deceptive level of accommodation comprising a covered sidewalk/passage way which the vendor uses as the principal entrance to the property, leading to the sitting room, with attractive exposed brick floors, exposed timbers and wood-burning stove. There is a door leading down to a wine cellar, offering useful brick-built shelving with slate shelving.

The kitchen/breakfast room enjoys views and access to the garden, being fitted with a stylish range of traditional storage and shelved cupboards, with twin Belfast sink, range cooker, exposed brickwork and painted panelling. There is also a shelved pantry cupboard.

The first floor provides for a good-size landing area, with adequate room for a desk, painted timber floors, and access to the bathroom, with free-standing rolltop bath with shower attachment, with two double bedrooms, both with storage, the principal having a walk-in wardrobe.

Outside
The attractive gardens have been landscaped and designed to provide colour and interest through all seasons. Immediately from the kitchen door is a terrace area ideal for barbecues and al fresco dining.

This part of the garden also has a useful red-brick outhouse currently used as a utility room as well as a separate workshop. A path continues to a further part of the garden where there is a vegetable patch and further area of lawn. At the top end of the garden there is a further useful shed and wood store. The garden has an array of mature trees and shrubs including a wonderful lilac tree at the far end. The attractive brick and flint wall extends to the west and northern boundary. There is 'on street' parking, and typically the owner parks outside her property.

Location
The property's prominent village-centre position also means it is conveniently placed for access to the village's local facilities and amenities, many of which are within easy walking distance, including village hall, recreation ground, a doctor's surgery, schools, a village shop, takeaways and two public houses. The historic market town of Bury St Edmunds is approximately 7 miles away, while Stowmarket and Diss, offers a mainline rail service to London, making the village well placed for both everyday convenience and commuting.

- Charming period terraced cottage with attractive character frontage.
- Two well-proportioned double bedrooms to the first floor.
- Open-plan kitchen/dining room ideal for everyday living and entertaining.
- Useful cellar providing excellent storage space.
- Separate utility room offering additional practicality.
- Principal bedroom with adjoining dressing area.
- Situated within a characterful terrace of period homes in a desirable village setting.
- Street parking
- Grade two listed.

Directions
When proceeding into the high street from the direction of the A143, the cottage will be found on the right almost opposite the entrance to the village church.

Services
Mains electricity, gas, drainage and water. Heating - Gas
Council Tax: West Suffolk Band: C
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 (source gov.uk)
The property is in a conservation area.





