



Blacksmiths Road, Rede, Bury St. Edmunds

Sheridans



Blacksmiths Road, Rede, Bury St. Edmunds IP29 4BE

Offers In Excess Of £270,000

The Old Mission Hall is a beautifully presented, bright and airy three-bedroom character cottage, thoughtfully modernised to offer well-balanced accommodation across two floors. Combining period charm with high-quality contemporary finishes, this attractive home also provides an ideal "lock and leave" opportunity. Centrally positioned within the sought-after village of Rede, the property benefits from off-road parking. This charming cottage showcases a wealth of character features, including exposed beams, complemented by stylish UVPC double glazing and a tasteful neutral décor throughout.

Constructed of traditional brick and flint with tiled elevations, the property has been sensitively renovated to create a stylish and comfortable home. The front door opens into an impressive kitchen/dining room being a generous and sociable space ideally suited to modern living. The kitchen is fitted with a range of shaker-style units, solid oak work surfaces and tiled splashbacks, alongside a large range-style cooker (LPG) with extractor hood. There is an integrated dishwasher, space for a washing machine, and room for a freestanding fridge/freezer. A useful integrated cupboard offers practical additional storage space.

The welcoming sitting room is a comfortable and well-proportioned space, featuring exposed ceiling timbers and a wood-burning stove set within an attractive brick surround with timber mantel. Enjoying a pleasant outlook to the front, it provides a warm and inviting focal point for everyday living. Stairs rise from the sitting room to the first floor.

Upstairs, the landing offers a large storage cupboard and access

to three well-proportioned bedrooms, two of which benefit from integrated fitted wardrobes providing ample storage. These are served by a beautifully appointed family bathroom, complete with shower over the bath, vanity basin with cupboard below and WC and completing the accommodation.

Outside

Outside, the property offers off-road parking for two vehicles, along with a wood store and shed. Whilst there is no formal garden, there is a patio area adjacent to the front door along with potential to utilise part of the parking area for al fresco dining if desired.

Location

Situated in the heart of Rede, a small and highly regarded Suffolk village surrounded by attractive countryside, the property enjoys a peaceful setting within a strong and welcoming community. The village benefits from easy access to nearby villages and local amenities, while the historic market town of Bury St Edmunds lies within comfortable reach, offering an extensive range of shops, schools, restaurants, and transport links. The location is also well placed for commuters, with convenient access to the A143 and A14, providing excellent road links to Cambridge, Ipswich and London via the A11 and wider motorway network.

Services

Mains electricity, drainage and water. Heating is LPG Calor Gas bottles

Council Tax: West Suffolk Band: B

Broadband speed: Up to 80 mbps available (Source Ofcom)

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

- Character three-bedroom village cottage
- Immaculately presented
- Generous kitchen/dining room
- Three first-floor bedrooms with ample storage
- Modern family bathroom
- Tastefully modernised throughout while retaining period features
- Off road parking
- Central village location in Rede, within easy reach of Bury St Edmunds

Flood Risk: Very Low Risk

EV Charge point

Agents Note

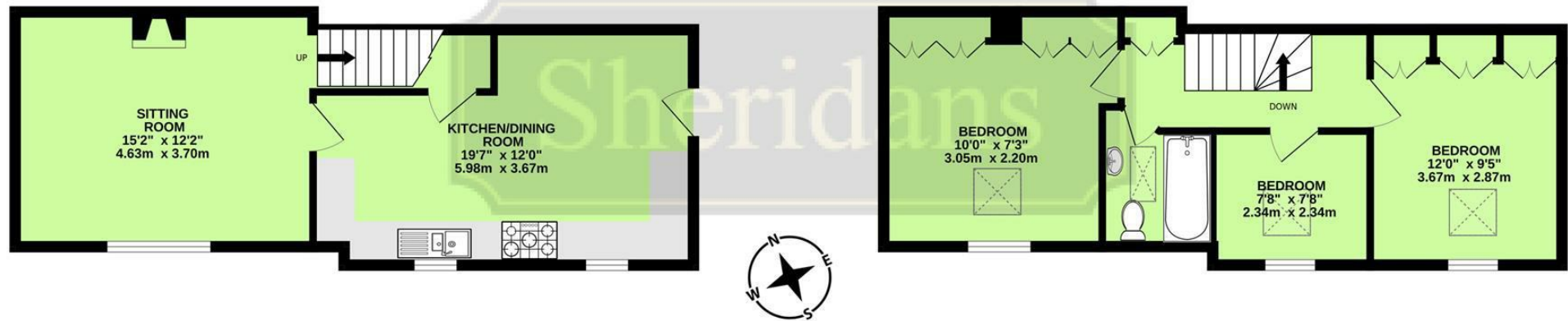
Whilst the property has an EPC rating of F, the previous owner fully insulated the cottage, and the current owners report that this rating does not accurately reflect the energy performance experienced in practice.



GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 818sq.ft. (76.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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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