



THE
**Mortimer
& Gausden**
PARTNERSHIP

1 Almshouses High Green, Nowton,
Bury St. Edmunds, IP29 5LZ

Guide Price
£350,000

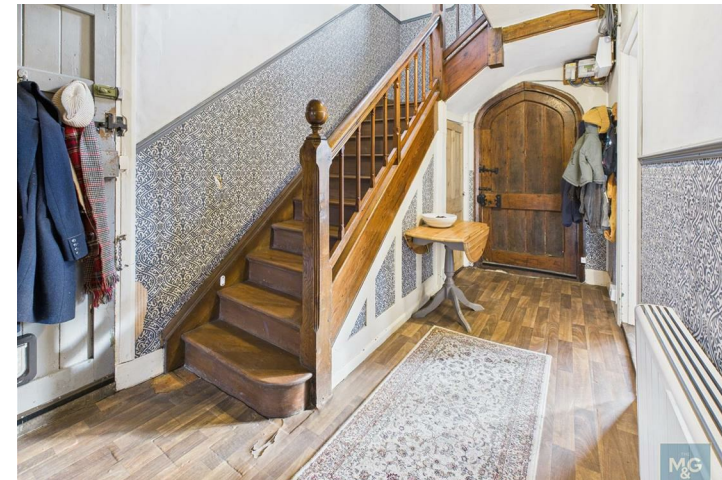
A wonderful home of great character and charm occupying a delightful setting

Occupying a quite exceptional setting in the village of Nowton, this former Almshouse is understood to date back to 1877 and is really quite a find.

Offering many original features, immense character and huge potential, the property has a lovely 'feel' and must be viewed to be fully appreciated. Surrounded by open countryside, yet within around 3 miles of Bury St Edmunds, the location perfectly balances rural living with everyday convenience.

Set within large established gardens (around 0.33 of an acre subject to survey) which include an area of woodland, along with ample parking, this is very much a one-off opportunity as properties of this nature, in such a setting, rarely come to the market.

- Charming former Almshouse in an idyllic setting
- Rural setting just 3 miles from Bury St Edmunds
- Set in large grounds with countryside views
- Hall, sitting room with wood burner
- Kitchen/diner, family bathroom
- 2 Good sized bedrooms, 2nd bathroom
- Wealth of original features
- Early viewing highly recommended



The property offers characterful accommodation arranged over two floors and, in more detail, comprises:

On the ground floor, an impressive reception hall with original solid wood door sets the tone for the rest of the house and provides a wonderful first impression. From here, the sitting room is a really comfortable room and includes a wood-burning stove, ideal for cosy evenings.

The kitchen is another lovely, well-proportioned room and includes plenty of space for a dining table. Fitted with an extensive range of units, worktop surfaces and appliance space, the kitchen enjoys views over the rear gardens and farmland beyond. Finally, on the ground floor is the family bathroom

The hallway has a further door to the outside and features the impressive original staircase with a cupboard under.

On the first floor:

The first floor includes a landing area which gives access to two good-sized bedrooms, both enjoying pleasant outlooks over the surrounding gardens. There is also a second bathroom/ensuite leading off bedroom 2, making the layout practical as well as flexible.

Outside:

The gardens are generous in size (around 0.33 of an acre sts) and include an area of woodland, creating a lovely sense of seclusion and connection with nature. There is extensive parking, along with plenty of room for those keen on gardening, outdoor entertaining or simply enjoying the setting.

In our opinion, there is the opportunity for the property to be extended or for the land to be used for various outbuildings - subject, of course, to any necessary permissions being obtained. Overall, this is a unique home offering charm, history and potential in equal measure.

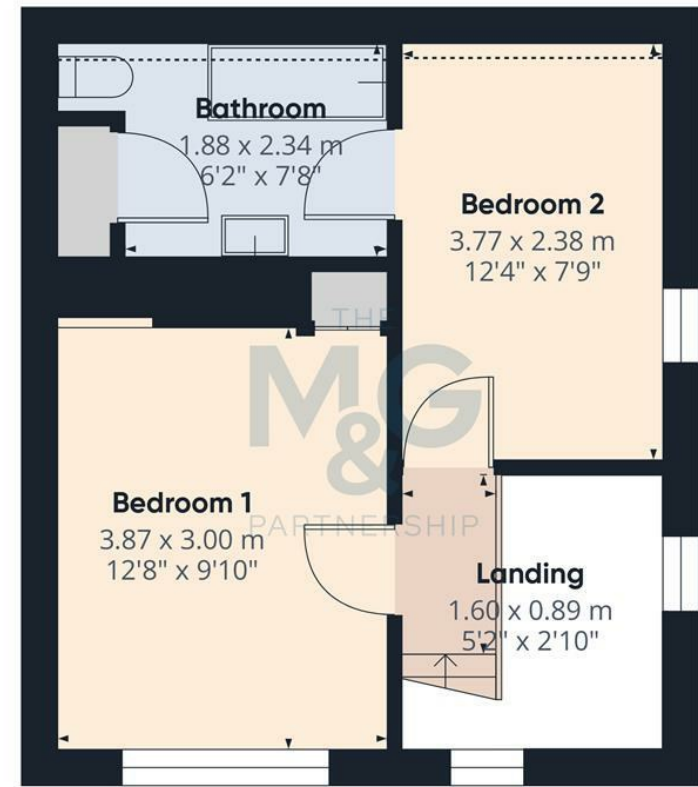
Note: There is pedestrian access for the next-door neighbour should they need to access their rear garden, although we understand the use of this gate is rare.

COUNCIL TAX - BAND C
ENERGY PERFORMANCE RATING - E
COUNCIL - West Suffolk
SERVICES - Mains water, electricity and private shared drainage. Electric heating and wood burner
BROADBAND - Ofcom states ultrafast is available
Mobile - Ofcom states all mobile providers are likely.
WHAT3WORDS ///topical.golden.javelin





Floor 0



Floor 1

Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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