



Linden House, The Street

Coney Weston | Bury St. Edmunds | IP31 | IHG

 FINE & COUNTRY

Linden House

Linden House is an exceptional detached period residence occupying a delightful edge-of-village position within the sought-after Suffolk village of Coney Weston. Dating from 1912 and substantially extended and refurbished in recent years, the property effortlessly combines elegant character features with the comforts of modern family living.

Set within mature grounds of just over half an acre (subject to survey), the house enjoys a wonderful sense of privacy while benefiting from open views across neighbouring paddocks and countryside. Beautifully presented throughout, the accommodation extends to four bedrooms, several versatile reception rooms and a stunning garden room, complemented by extensive gardens, outbuildings and generous parking.

Offering a rare blend of charm, space and flexibility, Linden House is equally suited as a substantial family home, a peaceful country retreat or a residence for those seeking village life in a picturesque rural setting.





Step Inside

A welcoming reception hall immediately sets the tone for the property, with natural light filtering through a feature circular window and a staircase rising to the first floor.

The principal sitting room is a charming and elegant space centred around an attractive open fireplace, creating a warm atmosphere for both family life and entertaining. From here, glazed doors open into the magnificent garden room, a standout feature of the home. With its vaulted ceiling, exposed roof trusses, wood-burning stove and views across the gardens, this light-filled room provides an exceptional year-round living space.

Complementing the main reception areas is a cosy snug with its own character fireplace and direct access to the gardens, creating a perfect retreat for quieter moments. A separate study offers an ideal work-from-home environment or a versatile additional reception room.

At the heart of the house lies the impressive kitchen and dining room. Beautifully appointed with bespoke shaker-style cabinetry, a traditional Butler sink and a Falcon range cooker, this sociable space has been designed for modern family life while retaining its country-house character. Adjoining the kitchen is a practical utility room with walk-in shower facility as well as a further rear laundry/boot room, providing excellent day-to-day functionality.

The first floor is arranged around a spacious galleried landing and offers four well-proportioned bedrooms. The principal suite is particularly impressive, featuring a vaulted ceiling, a generous walk-in wardrobe and a luxurious en-suite bathroom complete with roll-top bath and separate shower. The remaining bedrooms are all generously sized and enjoy attractive outlooks over the surrounding gardens and countryside.

The family bathroom mirrors the quality seen throughout the property, offering a freestanding roll-top bath, separate walk-in shower and traditional styling that complements the character of the home.





Step Outside

Linden House is approached through a five-bar gate opening onto an extensive shingle driveway, providing generous parking and leading to a private rear courtyard with access to the garage and workshop.

The mature gardens are a particular highlight, combining expansive lawns with a wonderful variety of established trees, shrubs and seasonal planting. Immediately to the rear of the house, an extensive Indian sandstone terrace creates an ideal setting for outdoor dining and entertaining, leading onto beautifully maintained formal gardens featuring a rose arbour, gazebo, lavender-filled patio area, greenhouse and potting shed. For keen gardeners, there is a separate enclosed vegetable garden with raised beds, while an additional wildlife friendly area provides a peaceful natural retreat. A substantial timber garage and workshop, together with further garden sheds, offer excellent storage and practicality. The former brick-built washhouse has been partially converted to provide a versatile home office, studio or hobbies room, complemented by an external cloakroom and log store. Enjoying a high degree of privacy and bordered by neighbouring paddocks and countryside, the gardens provide a wonderful setting in which to enjoy the surrounding rural landscape.



Location

Coney Weston is an attractive and highly regarded Suffolk village surrounded by unspoilt countryside. Rich in history and character, the village is home to a number of period properties together with the striking Grade I Listed All Saints Church, renowned for its impressive Norman tower.

The village enjoys a strong community spirit centred around its village hall and regular local events, while the surrounding countryside offers an abundance of walking, cycling and bridleway routes.

Despite its peaceful rural setting, Coney Weston is conveniently positioned between the popular market towns of Bury St Edmunds and Diss, providing excellent access to shopping, leisure facilities, schooling and transport connections. The result is an appealing balance of countryside tranquillity and everyday convenience, making this an increasingly desirable location from which to enjoy Suffolk village life.



Floor 0 Building 1



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Approximate total area¹⁾
2236 ft²
208 m²
Reduced headroom
12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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SERVICES

- Mains Water & Electricity Are Connected.
- Mains Drainage.
- Oil Fired Central Heating
- Energy Rating (EPC) - E
- Council Tax Band – E
- Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	53 E	
21-38	F		
1-20	G		

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PROTECTED



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