



**The Drift, Fornham St. Martin**

**Sheridans**



# The Drift, Fornham St. Martin IP31 1SU

Offers Over £350,000

Beautifully presented Victorian cottage enjoying a quiet and peaceful setting in desirable village location close to Bury.

This delightful home is understood to have been built in the 19th century of traditional brick and flint construction beneath a slate roof. In more recent years the cottage has been the subject of considerable improvement and updating, resulting in a charming home of considerable personality, providing a deceptive level of accommodation, displaying many features including a spacious kitchen/dining room, sitting room with contemporary style woodburner and stylish aluminium Bi-fold doors opening to the private rear gardens with studio.

Benefitting from gas fired radiator central heating and double glazing, the accommodation currently in brief comprises an entrance hall with door opening to the well equipped kitchen/dining room, creating an ideal space for entertaining and fitted with an excellent range of modern units complemented by built in appliances. An inner hall with newly installed roof lantern creating a particularly light and airy atmosphere has a built in cupboard and leads through to the splendid sitting room with its fireplace with stylish woodburner and newly installed Bi-fold doors creating a wonderful feeling of space and opening up to the private rear gardens. Within this room are two built in cupboards and stairs off the first floor. The bathroom is a particularly clever use of space and includes a bath and separate shower enclosure, completing the ground floor accommodation.

On the first floor is a small landing leading to the two bedrooms, including the spacious, dual aspect principal bedroom with fitted cupboard and further recess creating potential for a small en-suite.

## Outside

To the rear is a beautiful, well stocked garden providing the occupants with a good degree of privacy, particularly during the summer months. The gardens are mostly laid to lawn and include a large timber store and a home office/studio. Adjoining the rear of the cottage off the sitting room, is an Indian sandstone terrace, creating an ideal area for outdoor entertaining and al-fresco dining, whilst enjoying the privacy and delightful south westerly aspect.

## Location

The cottage enjoys a tucked away setting up a no through lane, close to the heart of the village. Situated only a mile north of Bury St Edmunds, Fornham St Martin is a highly regarded and conveniently positioned village which still retains a thriving public house and the historic 15th Century Church of St Martin from which the village derives its name.

## Directions

When entering Fornham St Martin from the direction of Bury St Edmunds, enter the village and turn right into The Drift, where the entrance to the cottage will be found on the right hand side.

## Services and agents note.

Agents note 1: It is understood that there is no parking allowed outside the property and on The Drift and that there is free parking on The Street. There is a right of vehicular access to the property for loading/unloading purposes.

Agents note 2: It is understood that there is a small area of flying freehold above 4 Rectory Cottage.

Mains gas, electricity, water and drainage. Gas fired radiator central heating.

Council - West Suffolk - Tax Band B

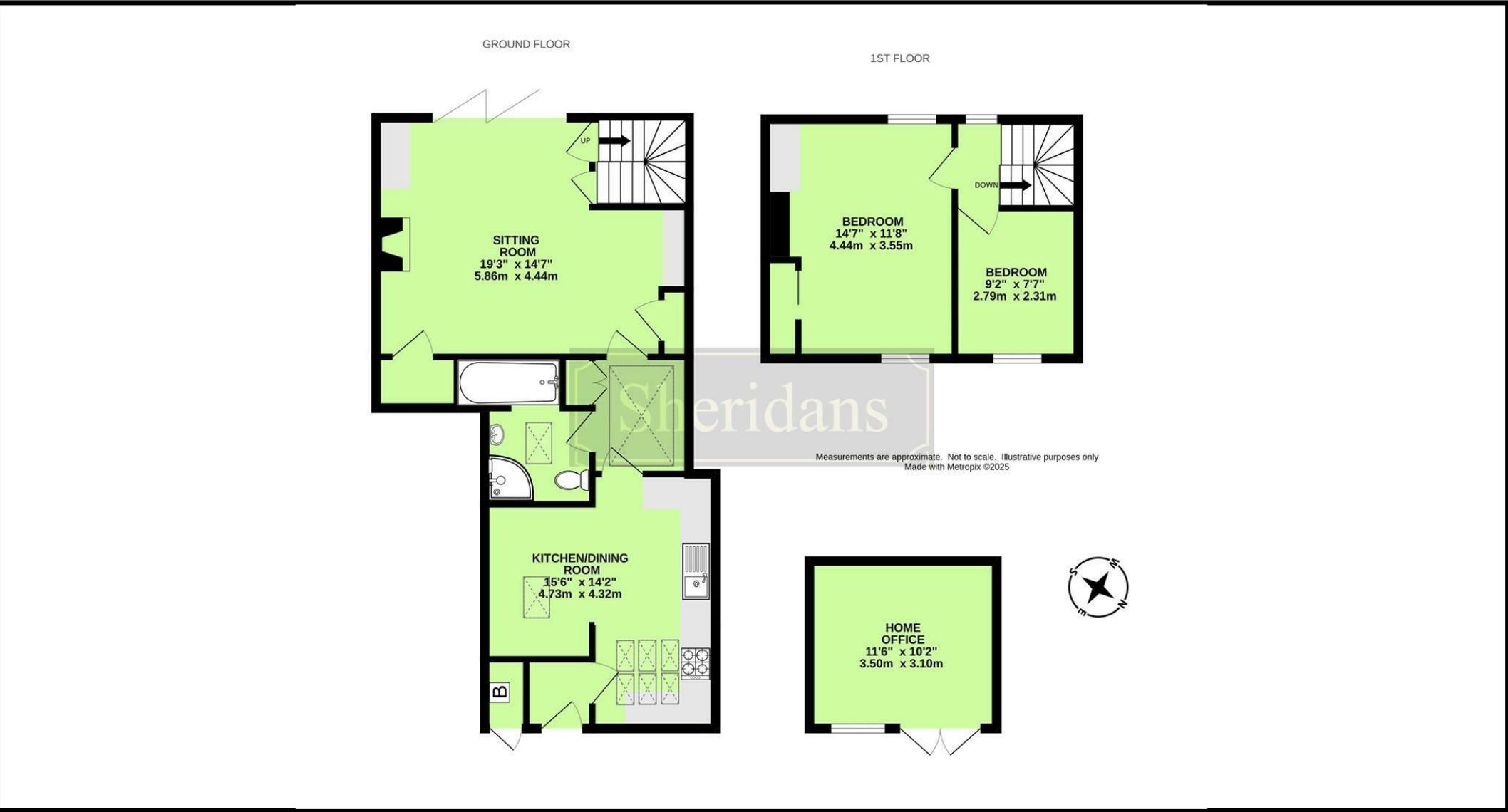
- Greatly improved Victorian brick and flint cottage in peaceful setting
- Private south west facing gardens with home office/studio
- Well equipped kitchen/dining room
- Sitting room with woodburner
- Stylish Aluminium Bi-fold doors overlooking gardens
- Highly desirable village location close to Bury St Edmunds
- Two bedrooms
- Bathroom with bath and shower
- Roof lantern
- Internal viewing essential

Broadband speed: Up to 1800 mbps available (Source Ofcom)

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

Flood Risk: Low Risk (source gov.uk)





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**

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