



DAVID
BURR

Granmor

Woolpit, Suffolk

Character, space and versatility in the heart of Woolpit. A distinctive Grade II listed, three-bedroom home offering 1,910 sq ft across three floors



Lifestyle Introduction

Granmor is a remarkable Grade II listed home with origins dating back to the early 16th century. Its handsome timber-framed façade, exposed close studding and jettied upper storey give the property an unmistakable presence, while the interior offers the space and versatility required for modern village life.

Extending to approximately 1,910 sq ft across three floors, the accommodation includes a comfortable sitting room, study, separate office and a generous kitchen and dining area. An additional kitchen and ground-floor shower room offer excellent flexibility for independent family living, home working or visiting guests.

Three bedrooms are arranged over the upper floors. Two bedrooms and a family bathroom occupy the first floor, while the second floor provides an impressive principal suite with an en suite shower room. Granmor stands in the heart of Woolpit, a thriving Suffolk village with a strong sense of community and a useful range of everyday amenities. Local shops, places to eat and drink, a bakery, primary school and health facilities are all close at hand, while an active calendar of village events adds to its welcoming atmosphere.

Surrounded by attractive Suffolk countryside yet conveniently placed for the A14, Woolpit offers easy access to Bury St Edmunds, Stowmarket and the wider region. Granmor presents a rare opportunity to enjoy architectural character, generous accommodation and a genuine sense of village life.

Key Features

- Remarkable Grade II listed village home
- Early-16th-century timber-framed origins
- Approximately 1,910 sq ft of accommodation
- Three bedrooms arranged over two floors
- Impressive principal suite with en suite shower room
- Sitting room, study and separate home office
- Generous kitchen and dining area
- Additional kitchen and ground-floor shower room
- Flexible layout suited to multigenerational living
- Central position within the popular village of Woolpit
- No Onward Chain



Living & Entertaining

Granmor offers a versatile collection of reception spaces, combining period character with the flexibility required for modern life. The principal sitting room centres around an impressive inglenook fireplace with a wood-burning stove, complemented by exposed beams, leaded windows and a traditional winding staircase. A second reception room, also featuring exposed timbers and its own stove, is currently used as a home office but could equally serve as a snug, family room or occasional guest space.

The generous kitchen and dining room provides a bright, sociable heart to the home. A vaulted ceiling, exposed timbers and extensive glazing create an impressive sense of space, while traditional painted cabinetry, modern appliances and a peninsula make the kitchen both practical and welcoming. The adjoining dining area has ample room for family meals and larger celebrations.

A separate secondary kitchen and utility room provides valuable additional preparation, laundry and storage space. Together, these well-planned rooms allow everyday living and entertaining to unfold with ease, while also offering excellent potential for home working, guests or multigenerational living.



Kitchen & Daily Living

The kitchen and dining room forms the natural heart of Granmor—a bright, welcoming space designed for the rhythm of everyday life. Its vaulted ceiling, exposed timbers and generous glazing create an uplifting sense of space, while painted cabinetry, timber work surfaces, a butler-style sink and modern appliances provide a practical setting for cooking and family life.

A sociable peninsula offers the perfect place for breakfast, coffee or conversation while meals are prepared, with the adjoining dining area providing ample room for everyone to gather.

The separate kitchen and utility room adds valuable storage, laundry and preparation space, helping to keep the principal kitchen relaxed and uncluttered. Together, these rooms provide a highly functional arrangement that works just as well for busy mornings as it does for leisurely weekend dining.



Bedrooms & Bathrooms

The bedroom accommodation is arranged across the upper floors, creating a comfortable sense of privacy and separation. Two well-proportioned bedrooms are located on the first floor, served by a spacious family bathroom with both a bath and separate shower.

The entire second floor is dedicated to an impressive principal bedroom, measuring approximately 21'11" × 14'1". Its generous proportions offer plenty of room for seating and storage, while a large en suite shower room completes this private retreat.

A further shower room on the ground floor provides additional convenience for guests and busy households, giving Granmor three well-positioned bath or shower rooms across its three storeys.



Garden & Outside Area

The enclosed rear garden forms an attractive courtyard-style setting, framed by Granmor's characterful elevations. A broad paved terrace extends across the rear of the house, with several glazed doors creating a natural connection between the garden and the kitchen, dining and living spaces.

The garden is arranged around a manageable central lawn with established shrubs, climbing plants and colourful flowering borders. There is ample room for outdoor dining, barbecues and relaxed seating, while a timber outbuilding provides useful storage. An off-street parking space is positioned beside the property, completing this practical and inviting outside space.



Floorplan



Property information

Mid Suffolk District Council - D

EPC Rating: D

Tenure: Freehold

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