



DAVID
BURR

Church Cottage

.Badwell Ash



Church Cottage, The Street, Badwell Ash

A charming end terrace period cottage occupying a prominent position within the heart of this popular village of Badwell Ash, offering a wealth of characterful features together with delightful mature gardens and views towards the village church.

Believed to date back several centuries, Church Cottage displays many attractive period features including exposed wall and ceiling timbers, brick fireplaces, pavement tiled flooring and traditional latch doors, creating a property of considerable warmth and character.

The village of Badwell Ash offers a range of amenities including village shop and public house, whilst the nearby market towns of Bury St Edmunds, Diss and Stowmarket provide more extensive facilities together with mainline rail connections.



Key Features

Charming end terrace period cottage
Wealth of exposed beams and
timbers

Three bedrooms

Sitting room with inglenook fireplace and wood burning stove

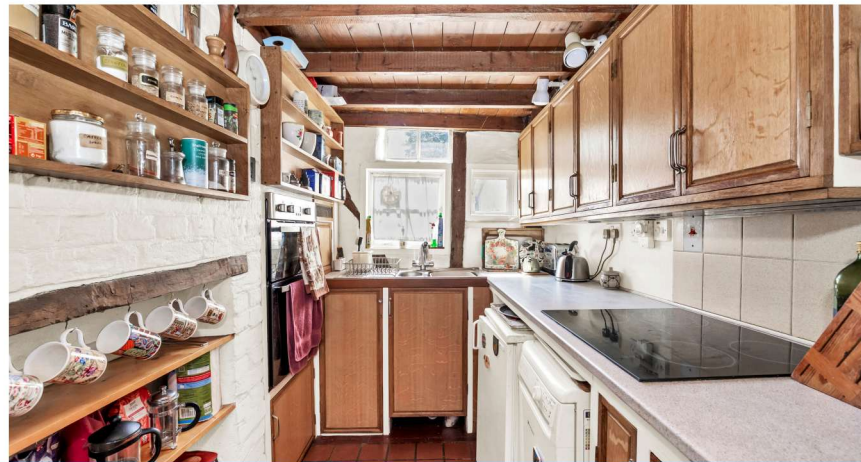
Kitchen/breakfast room and conservatory

Mature rear gardens with church backdrop



Living & Entertaining

The accommodation is deceptively spacious and currently comprises an entrance hall with staircase rising to first floor, a particularly atmospheric sitting room centred around an impressive inglenook style fireplace with wood burning stove, exposed brickwork and ceiling timbers. A separate dining room provides an excellent entertaining space with further exposed beams and views over the rear garden, whilst the kitchen/breakfast room links through to a conservatory enjoying a pleasant outlook onto the grounds



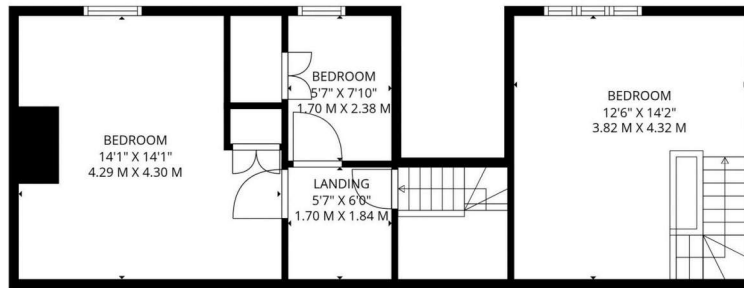
Bedrooms & Bathrooms

The first floor offers three bedrooms, all enjoying individual charm and character, with a useful first floor WC and basin.

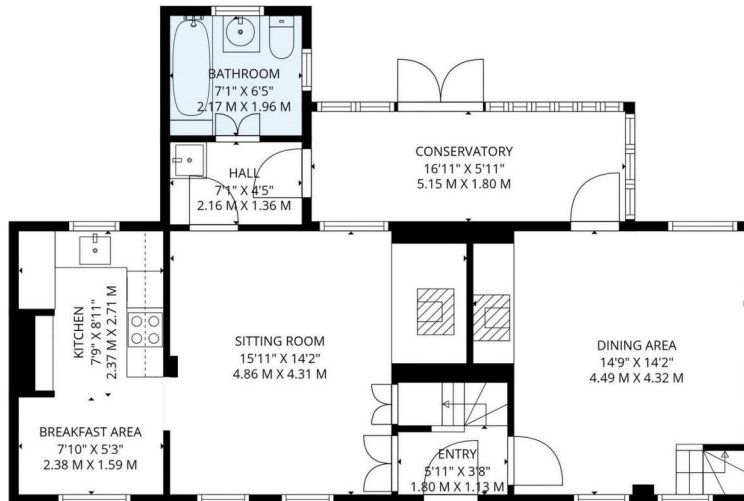
On the ground floor there is a family bathroom with bath and shower over.



Floorplan



2ND FLOOR



1ST FLOOR

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcnp.



Property information

Mid Suffolk District Council - C

EPC Rating: TBC

Tenure: Freehold

Agent Note: Please note that the neighbouring property benefits from a right of access across the rear garden.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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