



Kiln Lane, Elmswell, Bury St Edmunds, IP30 9QR

Price Guide £435,000



## DRAFT DETAILS

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We are pleased to present: An UNLISTED spacious period detached house with character features, in popular village, East of Bury St Edmunds. Entrance Lobby, Drawing Room, Kitchen/Breakfast Room, Dining/Playroom, Study Area, Sitting/Family Room, Shower Room, Utility, 4 Bedrooms, Bathroom, Generous Parking, Front, Rear & Large West-Facing Side Gardens, VIEW ASAP.

### DESCRIPTION

This spacious period detached house presents with rendered elevations and a tiled roof. Sitting within a generous plot, and enjoying rural views, it boasts spacious and well proportioned accommodation, with many character features including fireplaces, exposed walls and timbers, exposed floorboards, and cottage style internal latch doors. This UNLISTED property has undergone some improvements over the years, including re-fitting the Bathroom and Shower Rooms, and fitting UPVC windows, but could benefit some from further modernisation and refurbishment. Externally, the garden which is mainly at one side, faces WEST, and there is generous parking space for up to four cars. This property, which is located conveniently for the amenities in Elmswell and Woolpit, is also convenient for the A14, and stations in Elmswell or Stowmarket.

### DIRECTIONS

From Bury St Edmunds proceed along the A14 towards Stowmarket. After about 8 miles, turn off signposted to Elmswell. At the roundabout, take the fourth exit and turn left into Kiln Lane. Proceed along for some distance, and the driveway entrance to Valley Farm is on the left, just after driveway to The Old Granary, and before Kiln Farm Guest House, a little further along.

### ENTRANCE LOBBY

Approached via a gabled outer porch with part glazed front door with stained glass feature. Exposed brick wall, quarry style tiled floor, fuse box.



**DRAWING ROOM 14'7" X 11'0" + RECESS (4.45M X 3.35M + RECESS)**

The focal point being an open fireplace with bressumer and stone hearth, stone tiled floor, exposed ceiling timber, radiator, UPVC window to front.

**KITCHEN/BREAKFAST ROOM 14'10" X 12'6" (4.52M X 3.81M)**

Range of handmade painted wood farmhouse style base and wall mounted units, wooden worksurfaces, quarry style tiled floor, inset 'Butler' style sink with 'Swan-neck' style mixer tap, electric cooker point, fireplace recess with tiled back wall, hanging oil fired AGA with two hotplates and double oven/grill, plumbing for dishwasher, space for fridge, exposed brick wall, exposed ceiling timber, downlights, UPVC window to front.

**DINING/PLAYROOM 14'7" X 8'6" RED TO 7'7" (4.45M X 2.59M RED TO 2.31M)**

Exposed ceiling timbers, wall light points, radiator, UPVC window to front.

**STUDY AREA 5'9" X 5'8" (1.75M X 1.73M)**

Quarry style tiled floor, radiator, UPVC window to rear. Continuing into Inner Hall.

**SITTING/FAMILY ROOM 13'1" X 12'5" MAX (3.99M X 3.78M MAX)**

The focal point being a fireplace with tiled hearth and inset multi-fuel stove, exposed wooden floorboards, wall light points, stairs to first floor, radiator, UPVC glazed double doors to rear garden.

**INNER HALL**

Quarry style tiled floor.

**SHOWER ROOM 6'10" X 5'4" (2.08M X 1.63M)**

Re-fitted with white suite comprising tiled shower enclosure with shower controls with fixed head, wc, wall mounted wash basin, tiled floor, part tongue 'n' groove walls, extractor fan, radiator/towel rail, UPVC frosted window to rear.

**UTILITY ROOM 8'11" X 7'8" (2.72M X 2.34M)**

Range of base and wall mounted units, work surfaces, inset single drainer stainless steel sink unit with mixer tap, quarry style tiled floor, plumbing for washing machine, space for fridge/freezer, Worcester oil boiler, radiator, UPVC window to side, part glazed door to side and garden.

**FIRST FLOOR LANDING**

L-shaped. Sloping ceilings. Built-in storage cupboard, built-in wardrobes, loft access, part exposed wooden floorboards, exposed brick chimney breast, UPVC window to side, UPVC dormer window to front.

**BEDROOM 1 15'0" X 13'2" RED TO 11'5" (4.57M X 4.01M RED TO 3.48M)**

Sloping ceilings. Exposed painted wooden floorboards, two radiators, UPVC window to side.

**BEDROOM 2 14'11" X 9'1" MAX (4.55M X 2.77M MAX)**

Sloping ceilings. Exposed wooden floorboards, radiator, UPVC window to side.

**BEDROOM 3 8'6" X 8'5" (2.59M X 2.57M)**

Sloping ceiling. Exposed wooden floorboards, exposed brick chimney breast, loft access, wall light points, built-in airing cupboard housing hot water tank, radiator, Velux roof light window to rear.

**BEDROOM 4 9'6" MAX X 6'4" (2.90M MAX X 1.93M)**

Sloping ceiling. Exposed wooden floorboards, built-in storage cupboard, radiator, UPVC window to rear.

**BATHROOM 6'5" X 6'5" MAX (1.96M X 1.96M MAX)**

Sloping ceiling. Re-fitted with white 'period' style suite comprising freestanding claw-footed bath with 'Telephone' style mixer shower attachment, wc, pedestal wash basin, tiled splashbacks, exposed wooden plankboards, radiator, UPVC window to rear.

**OUTSIDE**

This property sits within a generous plot, with gardens mainly to the side, but with some to the front and rear. A long drive, over which this property has access, leads to the entrance to Valley Cottage. A driveway and generous parking area, provides vehicular standing for up to four cars, or space to stand a caravan/boat/trailer etc. To the front the garden is enclosed by fencing and hedge, with borders. Access leads to the good size WEST-FACING cottage style side garden. This is enclosed by fencing, and hedging, being laid principally to lawn with paved patio area, established trees and shrubs, large TIMBER OUTBUILDING with power and light connected, further OUTBUILDING, Klargest private treatment system, and plastic oil tank. To the rear the garden affords lovely open rural views, as it backs onto a meadow and farmland. It is enclosed by brick wall and fencing, being laid mainly to a paved patio area with herbaceous beds and outside water tap.

AGENT'S NOTE: The vendor has informed us that mains water and electricity are connected. Drainage is to a Klargest private treatment system. The council tax band is understood to be Band E.





### **ELMSWELL & AREA**

Elmswell is about 9 miles East of Bury St Edmunds, located just north of the A14. Being one of the largest villages in Suffolk, and having a thriving community, it is well-served with a wide range of shops and amenities, including a Post Office, large Co-Op, Mace General Store, Primary School, Nursery School, two Public Houses, Pharmacy, Butchers, Library, Hair Salons, Veterinary Surgery, Pet Shop, Travel Agent, Fish and Chip Shop and Chinese Takeaway. The busy Blackbourne Community Centre offers many social and sports clubs. The village has its own railway station, and the nearby town of Stowmarket has a mainline link to London's Liverpool Street, in approximately 80 minutes.

### **BURY ST EDMUNDS & AREA**

Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

### **STOWMARKET & AREA**

Stowmarket is a town with many amenities, including good shopping facilities with a twice weekly market, various supermarkets, independent traders and national chains. In addition, there are many pubs and restaurants, primary and secondary schools, leisure centre, cinema, churches and medical centre.

For commuters, Stowmarket Station is convenient and offers a mainline rail link to London's Liverpool Street, in about 90 minutes.

The A14 is within easy reach, giving access to Ipswich, Felixstowe, the east coast and the A12 to Colchester, Chelmsford and London, to the east, and Bury St Edmunds, Newmarket, Cambridge and the Midlands to the west, with Stansted Airport and London also accessed via the M11.

### **TRANSPORT LINKS**

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

### **OFCOM BROADBAND AND MOBILE**

<https://checker.ofcom.org.uk/>





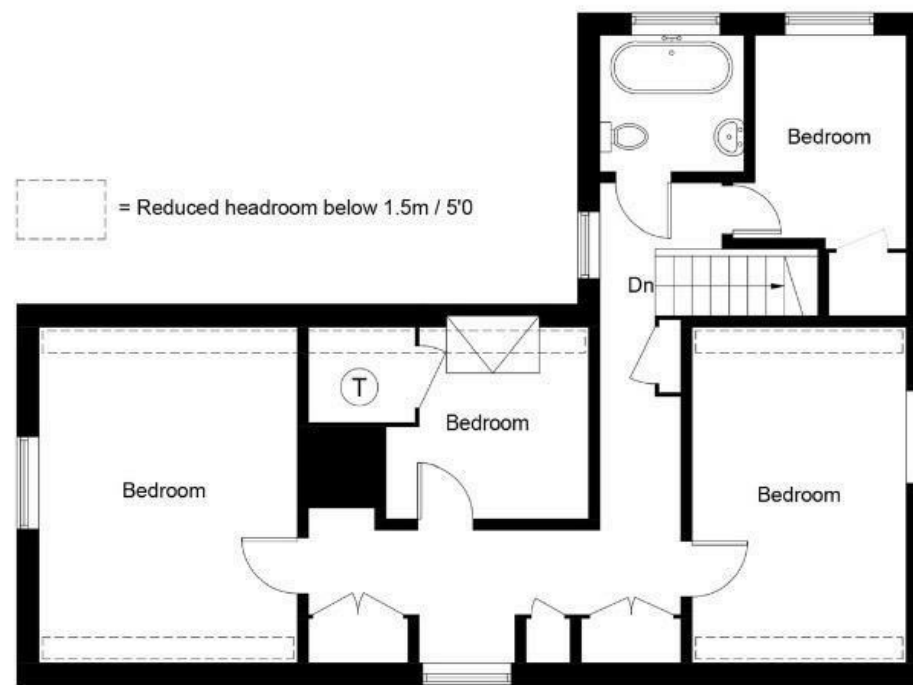


# Valley Cottage, Elmswell. IP30 9QR

Approximate Gross Internal Area = 158.7 sq m / 1708 sq ft



Ground Floor




First Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>68</b>
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Bury St Edmunds**  
**Suffolk IP30 9UH**

**Bury St Edmunds Area: 01284 769 691**

**Elmswell Area: 01359 256 821**

**Mid Suffolk Area: 01449 737 706**

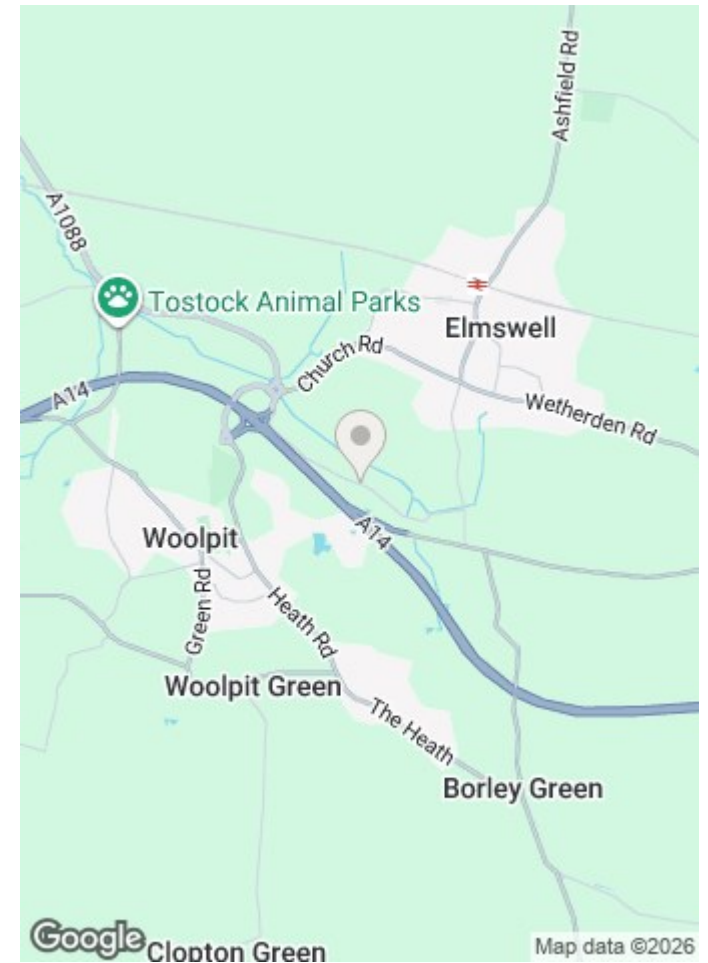
**Mobile: 07803 138 123**

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## PROPERTY SUMMARY

- **ELMSWELL - UNLISTED PERIOD HOME**
- **ENTRANCE LOBBY**
- **DRAWING ROOM - OPEN FIREPLACE**
- **KITCHEN/BREAKFAST ROOM**
- **DINING/PLAYROOM, STUDY AREA**
- **SITTING/FAMILY ROOM - MULTI-FUEL STOVE**
- **RE-FITTED SHOWER ROOM, UTILITY ROOM**
- **4 BEDROOMS**
- **RE-FITTED BATHROOM**
- **OIL FIRED RADIATOR HEATING, FRONT, REAR & LARGE WEST-FACING SIDE GARDENS, GENEROUS PARKING, MANY CHARACTER FEATURES INCLUDING FIREPLACES, EXPOSED TIMBERS & FLOORBOARDS & COTTAGE STYLE INTERNAL LATCH DOORS, UPVC DOUB:LE GLAZING, RURAL VIEWS, VIEW ASAP**



## VIEWING:

**Strictly by appointment with Coakley & Theaker**

**ZOOPLA rightmove PrimeLocation.com**



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i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.