



**Beech Lane, Wetherden**

**Sheridans**



# Beech Lane, Wetherden IP14 3LT

Guide Price £775,000

An outstanding detached period cottage providing a surprising level of accommodation complemented by beautiful gardens and a tucked away setting within a thriving Suffolk village.

A substantial extended period home providing a surprising level of versatile living space in a private setting within the heart of the pretty village of Wetherden.

Situated in a secluded setting on the fringes of this well-regarded village, this outstanding period property is a unique 'unlisted' timber-framed cottage, with origins dating back to the 17th-century with further Victorian and 20th-century additions.

The property extends to almost 2,800sqft and has been subject to considerable modernisation and re-modelling in the last 5 years, blending the original fabric and character with more modern features, to create a wonderful family home, with updated double-glazed windows throughout, modern heating system and upgraded kitchen and bathrooms.

The property has extensive ground-floor accommodation comprising a central reception hall with Inglenook fireplace and pamment floors and a sitting room with full-width bay overlooking the garden. There is a further hallway which leads to the Victorian 'wing' which is presently used as two double bedrooms and two bathrooms.

To the north of the reception hall is a boot room leading into a delightful reception room with wood-burning stove, pamment floors and open studwork creating a charming study/reception room.

The owners have recently created a stunning vaulted 'live in' kitchen/breakfast/family room, which is ideal for entertaining and has a particularly light and airy atmosphere, created by a large

glass roof lantern. The kitchen is beautifully finished with stylish contemporary base and eye-level units with Corian worktops.

There is a large matching island with breakfast bar, together with integrated Gaggenau induction hob, two Siemens electric ovens and dishwasher. The kitchen opens further to a large dining area as well as space for a seating/TV area and utility/cloakroom.

### Accommodation

Two staircases lead to the first-floor accommodation comprising; two double bedrooms, a single bedroom/study and a re-fitted bathroom with bath and separate shower enclosure.

### Outside

The gardens are a particular feature, being stocked with an abundance of flowering plants, shrubs and mature trees. The gardens are mostly laid to lawn, providing an excellent degree of privacy (whilst enjoying the backdrop of the village church and backing onto a small stream). To the side is a driveway whilst to the northern side of the house are double gates giving access to the rear of the house, with a shingle driveway providing parking for a number of cars.

### Location

The property enjoys a tucked away setting along a no through lane, just off the centre of this delightful and thriving village. Wetherden has an excellent community spirit and is a desirable village with local facilities including St Marys Church, The Maypole public house, playing field and village hall, and within easy reach is Haughley preschool with an "outstanding" Ofsted rating. The village is ideally situated for access to the A14 dual carriageway linking to the market towns of Bury St Edmunds and Stowmarket with its main line rail link to London Liverpool Street Station.

- Substantial detached period home in delightful tucked away setting
- Wealth of original features
- Much improved and updated
- Private gardens of around .37 of an acre
- Parking and garaging
- Incredible "live in" 40ft vaulted kitchen/breakfast/family room
- Snug, playroom, two studies
- Spacious sitting room
- Four bedrooms
- Two shower rooms, bathroom

### Directions

When entering Wetherden from the direction of Elmswell and the A14, turn left into Church Street. Proceed past the church and Beech Lane will be found on the left just before the start of the hill.

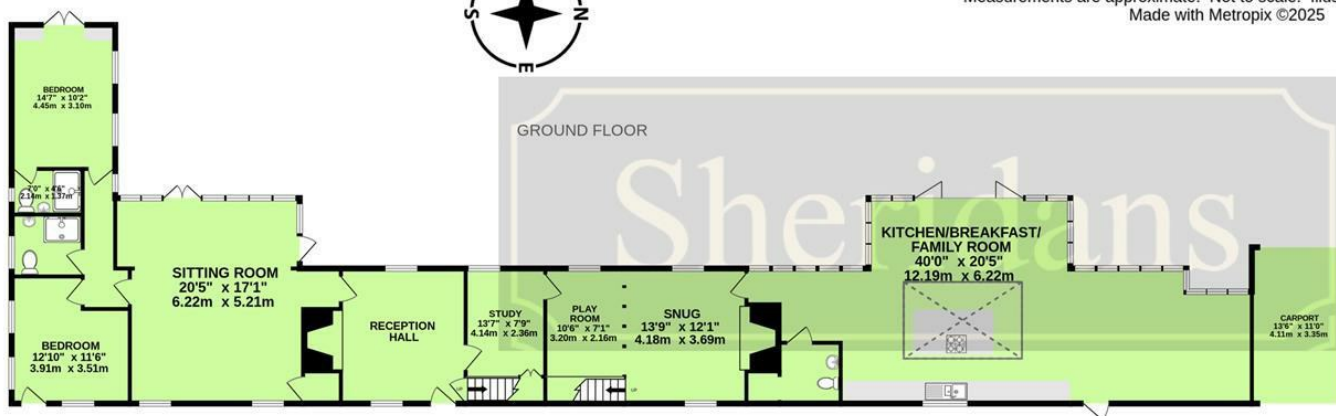
### Services

Mains electricity, water and drainage. Oil fired central heating.  
Council Tax: Mid Suffolk Band: E  
Broadband speed: Up to 1000 mbps available (Source Ofcom)  
- Broadband Fibre is connected.  
Mobile phone signal for: EE, Three and O2 (Source Ofcom)  
Flood Risk: Very Low Risk





TOTAL FLOOR AREA : 2745sq.ft. (255.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR



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.

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