



**Black Swan House,
Wattisfield, Suffolk**

**DAVID
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Black Swan House, Bury Road, Wattisfield, IP22 1ND.

Wattisfield is well positioned on the A143, close to the thriving villages of Rickingham & Botesdale for shops, pubs, takeaways, and a health centre. Diss is 15 minutes away with fast trains to London and Norwich, while Bury St Edmunds is just 20 minutes via the A143, offering shopping, dining, theatre, and culture.

Step inside a 17th-century Suffolk home full of history, charm, and generous living spaces. With timber beams, a bespoke kitchen, triple-aspect sitting room, and flexible attic space, Black Swan House is perfect for family life, entertaining, and enjoying the outdoors. No onward chain.

Black Swan House – Exceptional Suffolk Period Home with Gardens & Character

Key Features:

- Substantial period family home with original features and character
- Four generous double bedrooms plus a large attic room
- Triple-aspect sitting room with wood-burning stove and garden views
- Formal dining room with inglenook fireplace & snug/home office
- Bespoke breakfast kitchen with granite surfaces, central island & walk-in larder
- Utility/boot room, cellar & excellent storage throughout
- Two double garages and ample driveway/turning space
- Approximately two acres with gardens, orchard, pond, polytunnel & raised vegetable beds
- Former smallholding, still CPH registered
- No onward chain

About the House:

Believed to date back to the mid-17th century, Black Swan House has evolved over the centuries into a family home that combines history and character with practical, light-filled living spaces.

The triple-aspect sitting room opens onto the gardens, perfect for summer entertaining or cosy winter evenings by the wood-burning stove. The formal dining room with inglenook fireplace and pamment flooring makes a picture-perfect setting for family gatherings, while an adjoining snug currently serves as a home office or secondary dining space.

The bespoke kitchen is fitted with granite worktops, a Villeroy & Boch double Belfast sink, NEFF induction hob & oven, Bosch dishwasher, and central island. Storage is exceptional, with a utility/boot room, two large built-in cupboards, and a cellar ideal for wine or provisions.

Upstairs, four double bedrooms, two with ensembles, are complemented by a family bathroom finished in pale natural stone with a double-ended bath. The large attic floor — over 50 feet in length — offers flexible space for teenagers, hobbies, or home working.

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Gardens & Outside Space

Set behind a long private drive, the property sits on around two acres. A sunny south-west facing terrace overlooks the garden, while a sheltered terrace provides a peaceful morning retreat. Gardens include a polytunnel, raised vegetable beds, fruit cages, pond with viewing deck, and orchard. Two garages with power, multiple sheds, and an external electrical hook-up complete this versatile setting.

SERVICES: Mains water and electricity. Oil fired central heating. Private drainage.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council

COUNCIL TAX: Band F

EPC RATING: F

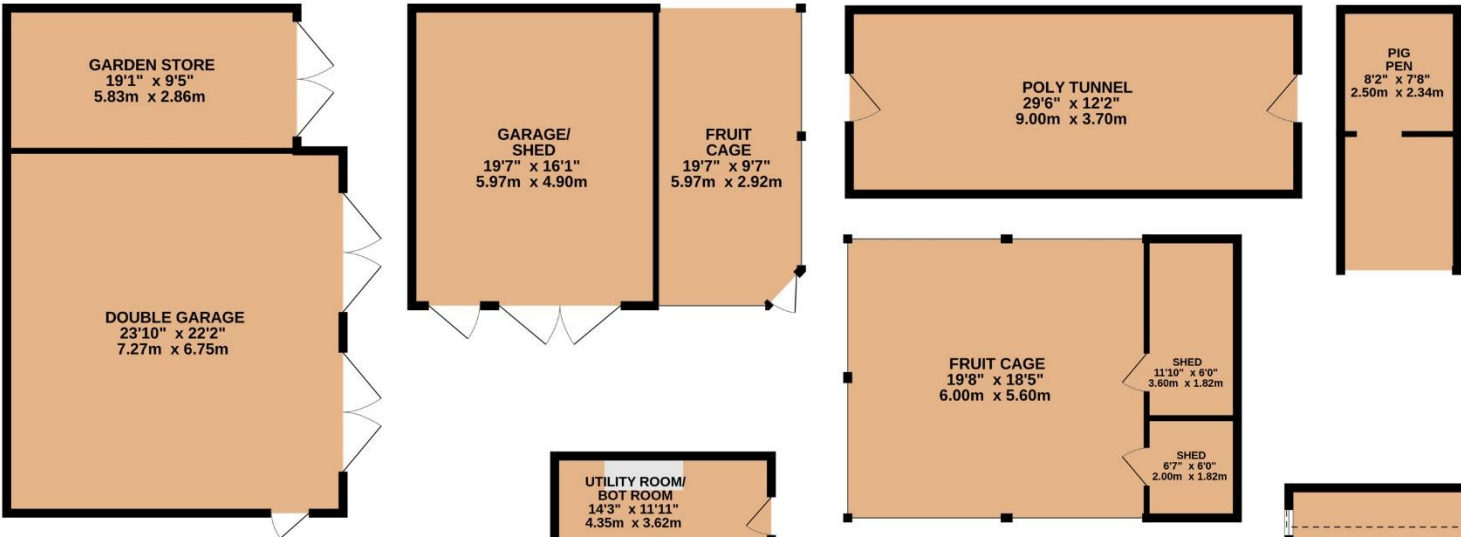
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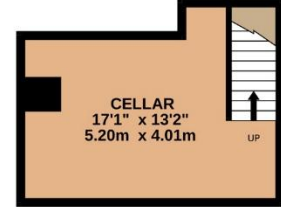
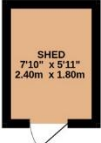
VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245



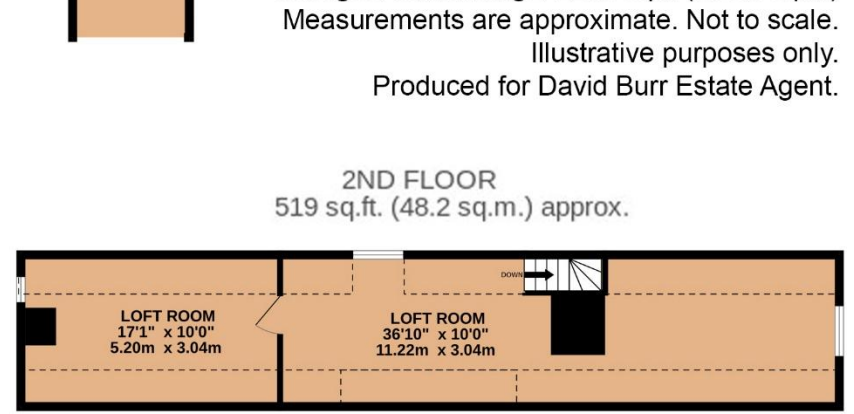




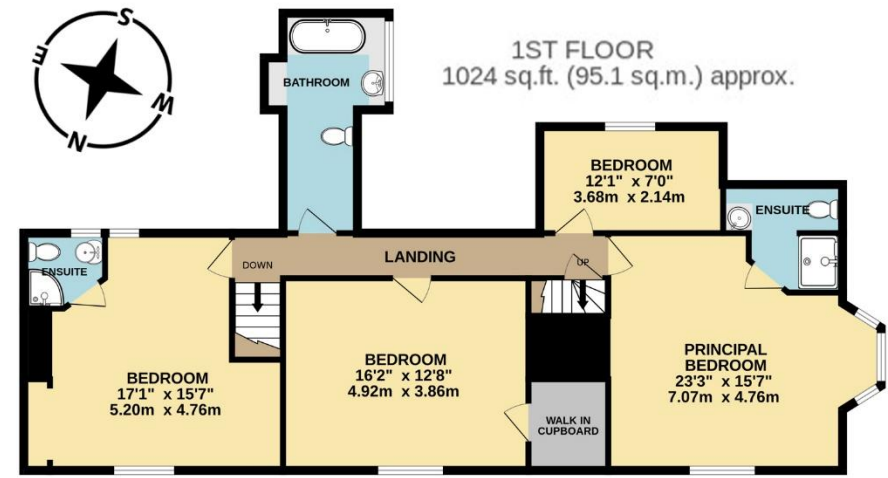
TOTAL FLOOR AREA (approx.)
Accommodation: 3073 sq.ft (285.4 sq.m) -
Garages/Outbuildings: 2216 sq.ft (205.9 sq.m)
Measurements are approximate. Not to scale.
Illustrative purposes only.
Produced for David Burr Estate Agent.



GROUND FLOOR
1530 sq.ft. (142.1 sq.m.) approx.



2ND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
1024 sq.ft. (95.1 sq.m.) approx.



