



High Street, Ixworth

Sheridans



# High Street, Ixworth IP31 2HJ

Guide Price £300,000

Charming much improved 3 bedroomed period house enjoying a prominent setting in the heart of a thriving Suffolk village.

Understood to have been built in the early 17th century as a detached house and later attached on one gable end to the neighbouring 19th century cottage, this charming grade II listed house has been much improved in more recent years with works carried out including a particularly attractive re-thatched roof, new electric heating system, replaced kitchens and bathrooms and redecoration throughout. The house has been (up until recently) used as two adjoining houses providing a rental income for two properties and could easily lend its self to prospective buyers seeking one larger houses or two seperate properties.

Extending to approximately 1700 sqft, the accommodation is offered with no onward chain and currently comprises three main reception rooms with Inglenook fireplaces and exposed beams, two rear halls leading to the two kitchens, shower room and bathroom and with three double bedrooms on the first floor, completing the accommodation.

## Outside

To the rear is an enclosed garden currently divided by fencing suitable as two properties however can easily be changed as one larger garden by removing the fencing.

## Location

The property enjoys a prominent setting within the heart of the village. Ixworth is an attractive and thriving Suffolk village offering a range of local facilities rarely found in a village of today, including a doctors surgery, shop, two public houses, two Churches, primary school and a free-school. Within 7 miles is the picturesque, thriving market town of Bury St Edmunds which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study.

Bury St Edmunds, with its impressive market every Wednesday and Saturday, is nestled in the heart of Suffolk and arguably the crown of East Anglia. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

## Directions

When proceeding along the High Street from the direction of Bury St Edmunds, the cottage will be found on the right hand side.

## Services

- Much improved 17th century house in the heart of a thriving Suffolk village
- No onward chain
- Re-thatched roof
- Upgraded kitchens and bathrooms
- Grade II listed
- Enclosed gardens
- Potential as two adjoining investment cottages
- Three main reception rooms
- Three double bedrooms
- Fine inglenook fireplaces and many exposed beams

Mains electricity, water and drainage. recently installed electric heating.

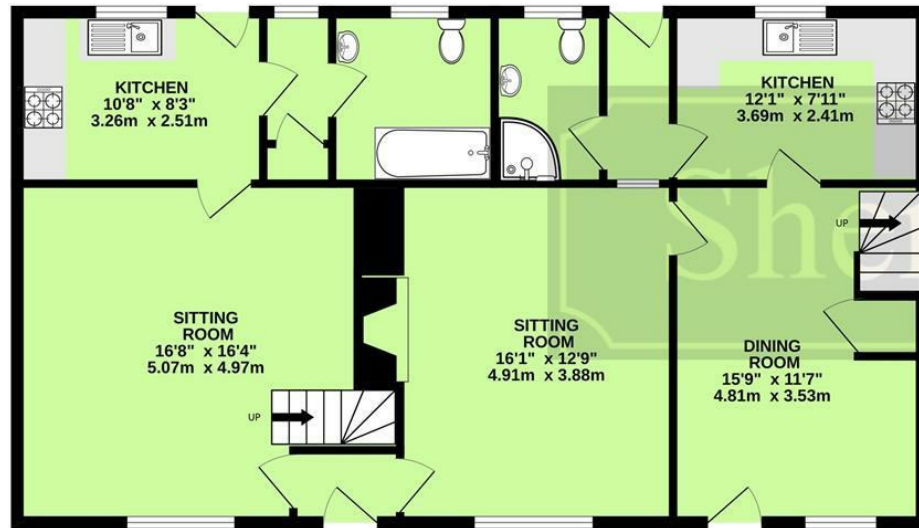
Council tax bands B and C (currently as two properties)  
Broadband speed: Up to 1000 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk

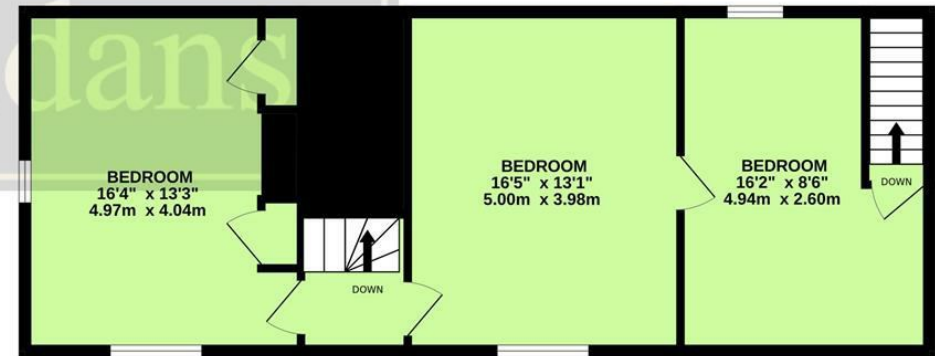


## GROUND FLOOR



TOTAL FLOOR AREA : 1700sq.ft. (157.9 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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