



**A SUBSTANTIAL PERIOD COTTAGE TUCKED AWAY WITHIN THIS WELL-REGARDED VILLAGE**

Blacksmiths Cottage, Beech Lane, Wetherden, Suffolk IP14 3LT

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ESTABLISHED 1966



# Blacksmiths Cottage

## Beech Lane

## Wetherden

## Suffolk IP14 3LT

- Elmswell Train Station 2 miles
- Stowmarket 4 miles
- Bury St Edmunds 11 miles

RECEPTION HALL • BOOT ROOM • SITTING ROOM • SNUG  
STUDY • 40' KITCHEN/BREAKFAST/FAMILY ROOM • UTILITY  
CLOAKROOM • 4/5 BEDROOMS • 3 BATHROOMS •  
OUTBUILDINGS • **ALL IN 0.37-ACRES**

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

The property extends to around 2,800ft<sup>2</sup> and has been subject to considerable modernisation and re-modelling in the last 5 years, blending the original fabric and character with contemporary nuances, which cleverly fuse together 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 which leads into a delightful reception room with wood-burning stove, pamment floors and open studwork creating a study/reception room.

The owners have recently created a stunning vaulted 'live in' kitchen, beautifully finished with a stylish range of contemporary base and eye-level units with Corian worktops.

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**Guide: £815,000** (Freehold)









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.

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.

### Services

Mains water, electricity and drainage. Oil-fired heating. Broadband fibre is connected.

*What3words – mull.vans.prices*

### Location

The cottage 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 Mary's 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.

### 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.





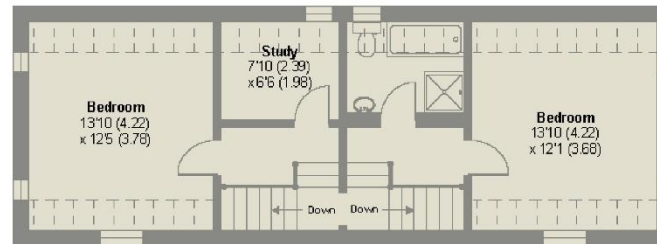


Approximate Area = 2696 sq ft / 2501.5 sq m (excludes carport)

Limited Use Area(s) = 135 sq ft / 12.5 sq m

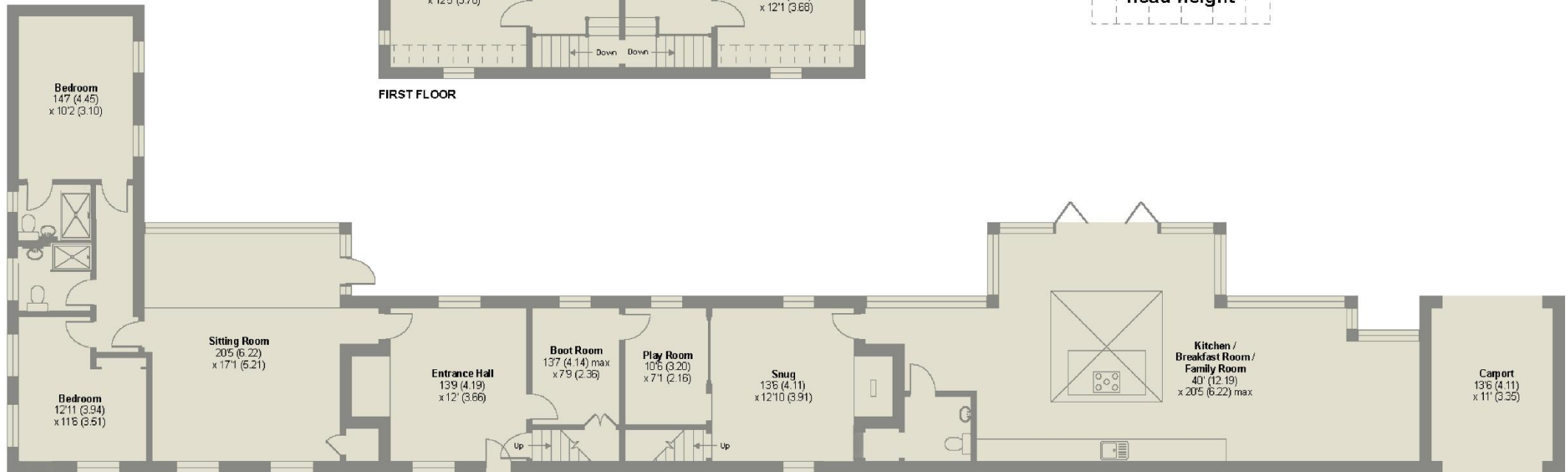
Total = 2831 sq ft / 263 sq m

For identification only - Not to scale



FIRST FLOOR

Denotes restricted  
head height



GROUND FLOOR









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