



A BEAUTIFULLY PRESENTED HOUSE SITUATED IN AN ENVIABLE RURAL SETTING SURROUNDED BY FARMLAND

4 Wyken Hall Cottages, Wyken Road, Stanton, Bury St Edmunds, Suffolk IP31 2DW

bedfords.co.uk

Bedfords

ESTABLISHED 1966

4 Wyken Hall Cottages

Wyken Road
Stanton
Bury St Edmunds
Suffolk IP31 2DW

- Wyken Vineyard/Leaping Hare 0.1 miles
- Ixworth 2 miles
- Bury St Edmunds 10 miles

ENTRANCE HALL • CLOAK/SHOWER ROOM • SITTING/DINING ROOM • KITCHEN • REAR HALL/UTILITY • 2 BEDROOMS • BATHROOM • **ALL IN 0.229-ACRES**

Situated in an enviable rural setting, and formerly part of the historic Wyken Hall Estate, 4 Wyken Hall Cottages is built of traditional construction, believed to date back to the 1930s. The property is beautifully presented, having generous and attractive accommodation with many original elements and features throughout.

The current owners bought from the Estate 21 years ago and have continued to keep the property in excellent order, with replacement windows, updated boiler and the installation of a multi-fuel stove just some of the maintenance carried out throughout their occupancy.

The accommodation extends to 893sq ft, comprising entrance hall with staircase rising to the first floor; an elegant sitting/dining room with open fireplace and fitted log-burning stove, flanked either side by recessed bespoke display shelving and storage, polished wooden flooring, and enjoying a double aspect with views over the front and rear gardens and fields beyond.

A fitted kitchen with matching base and wall units, inset 4-ring halogen hob with oven and extractor over and a built-in understairs shelved larder cupboard; a rear hall with space and plumbing for washing machine; and a wet room with WC, wash basin and electric shower.

A BEAUTIFULLY PRESENTED HOUSE SITUATED IN AN ENVIABLE RURAL SETTING SURROUNDED BY FARMLAND

Guide: £375,000 (*Freehold*)





On the first floor is a good landing area with airing cupboard and window to the side overlooking the gardens, along with two double bedrooms, the first of which has two windows, views to the front and fields beyond and a range of built-in wardrobes and storage cupboards, with the second bedroom having fabulous far-reaching views to the rear over surrounding countryside and woodland beyond, and a built-in wardrobe cupboard.

The bathroom is a large size, with tongue-and-groove panelling to dado height, panelled bath, wash basin and low-level WC.

Outside

A 5-bar gate gives access to a driveway sweeping to the side of the house, providing parking for several vehicles. The gardens themselves are a particular feature of the cottage, extending to around a quarter-of-an-acre, predominantly laid to lawn interspersed by a variety of mature trees and shrubs, as well as well-stocked borders, a paved terrace abutting the side of the house, two timber garden stores and an integral log store/small workshop. The gardens offer a good deal of privacy through all seasons.

Services

Mains water and electricity. Private drainage (shared with neighbour). Oil-fired heating.

Location

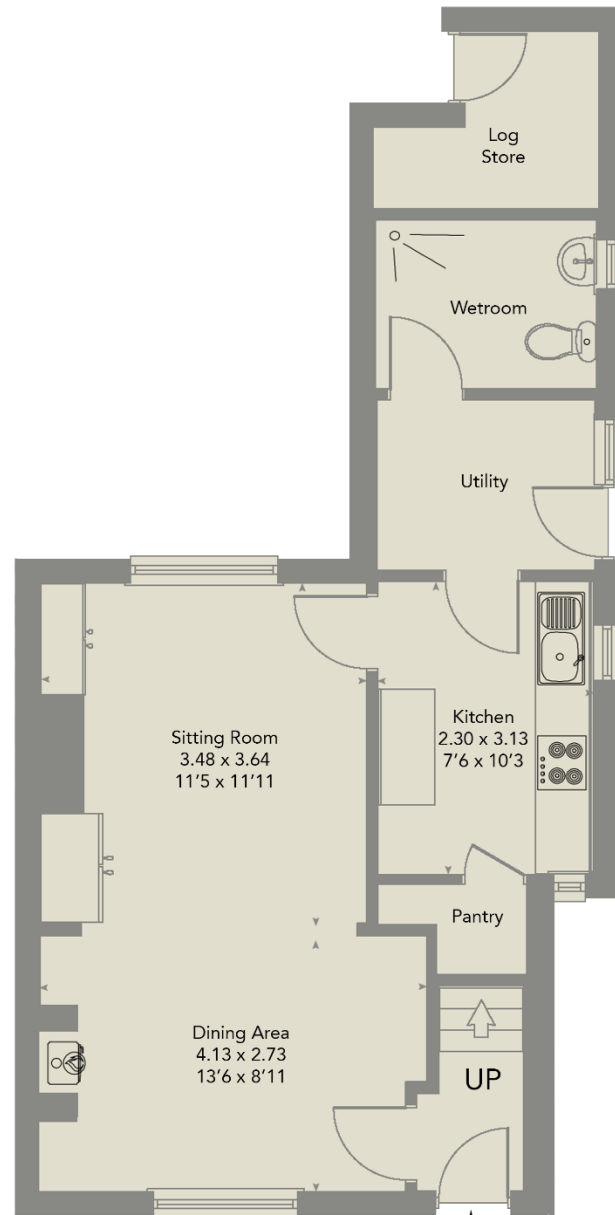
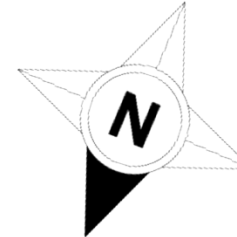
4 Wyken Hall Cottages is in a rural hamlet, formerly part of the Wyken Estate, with its well-known Wyken Vineyards and Leaping Hare restaurant, which hosts a well-regarded farmers market each Saturday morning and wood-fired pizzas in the orchard during the summer months.

The nearby village of Stanton is situated approximately 8 miles north-east of Bury St Edmunds, just off the A143 road to Diss and Great Yarmouth.

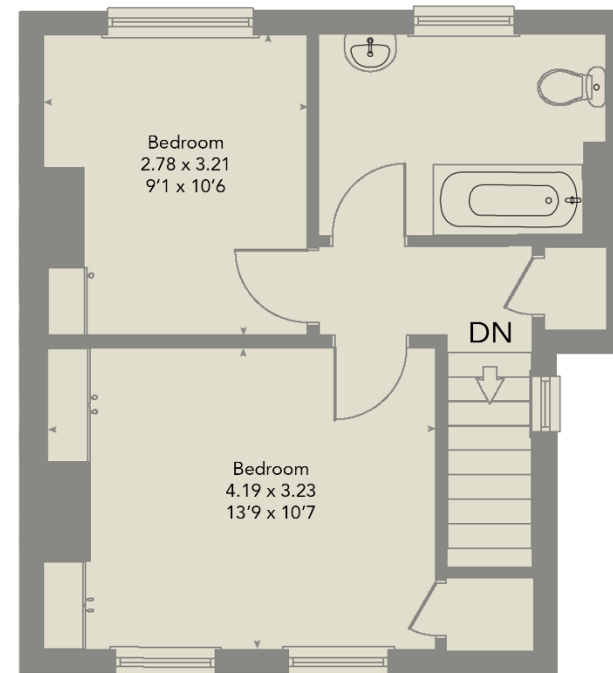
This well-served village itself has excellent local facilities with a variety of shops, public house, post office, doctor's surgery, garage, petrol station, and schooling and is within the Thurston catchment area for secondary education. There is a regular bus service to the Historic Cathedral Town of Bury St Edmunds and Diss which have larger shopping, recreational and cultural facilities



Approximate Gross Internal Area = 84 m² / 904 ft²
For identification purposes only - Not to scale

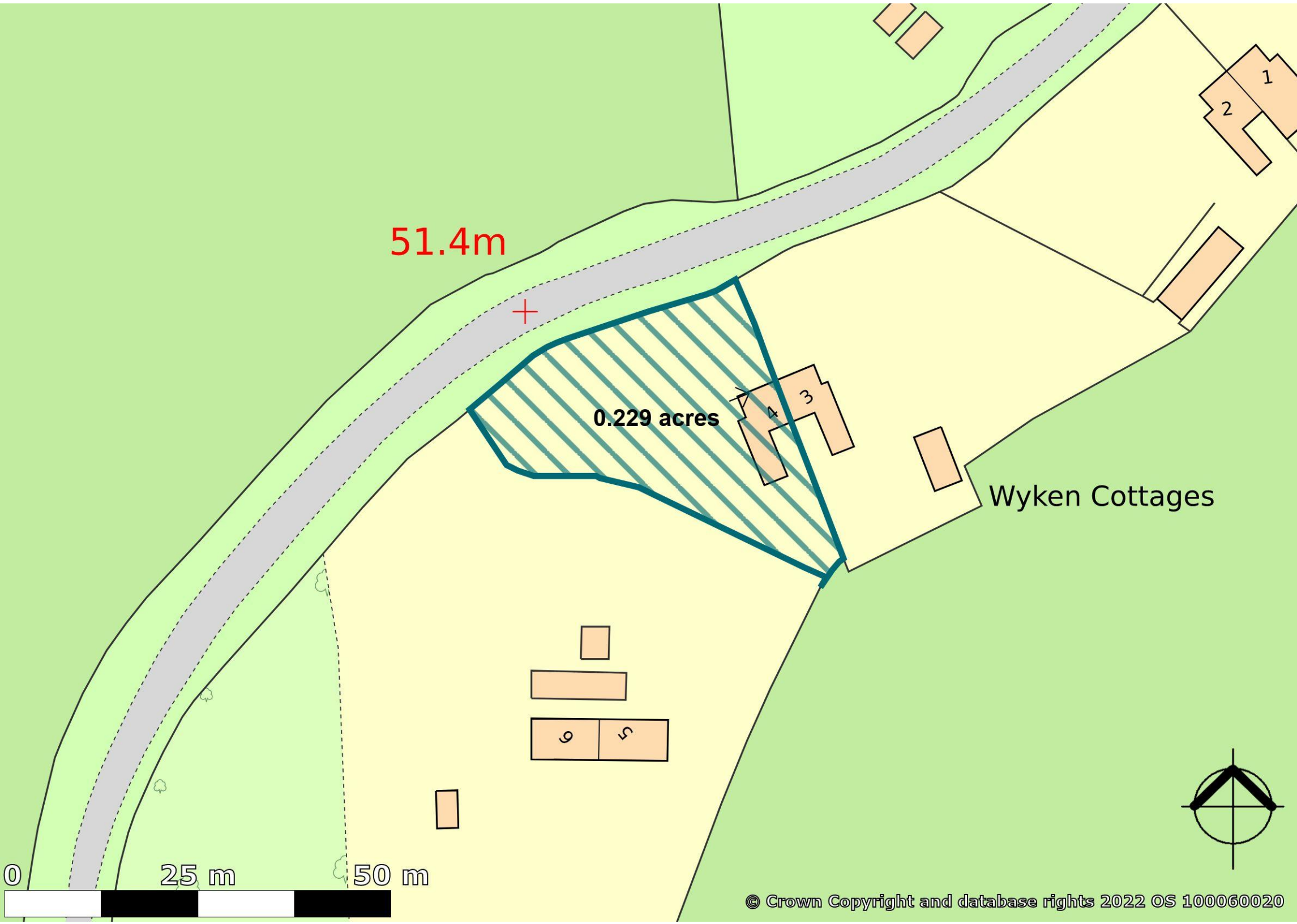


Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Produced on behalf of Bedfords Estate Agents © 2022



51.4m

0.229 acres

Wyken Cottages

0 25 m 50 m





Bedfords
ESTABLISHED 1966

15 Guildhall Street, Bury St Edmunds IP33 1QD | 01284 769 999 | BEDFORDS.CO.UK