



AN ATTRACTIVE AND RENOVATED GRADE II LISTED COTTAGE WITH WONDERFUL WALLED GARDENS

16 High Street, Ixworth, Bury St Edmunds, Suffolk IP31 2HH

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ESTABLISHED 1966

16 High Street Ixworth Bury St Edmunds Suffolk IP31 2HH

- Wyken Vineyard 3 miles
- Bury St Edmunds 8 miles
- Norwich 37 miles

SITTING ROOM • KITCHEN/BREAKFAST ROOM • CELLAR
2 DOUBLE BEDROOMS • LARGE LANDING/STUDY •
BATHROOM • UTILITY ROOM • 90' WALLED GARDEN

Situated within the well-served and popular village, 16 High Street is an attractive Grade II listed cottage, believed to date back to the 17th-century with a later 19th-century rear addition, built of traditional timber frame construction with painted roughcast elevations under a clay pan-tiled roof.

The property has been subject to considerable improvements in the last 3 years, resulting in a tasteful home, enjoying a high degree of natural light and a number of attractive notable features.

The cottage extends to around 1,000ft², comprising a covered sidewalk/passageway which the vendor uses as the principal entrance to the property, leading to the sitting room, with attractive exposed brick floors, exposed timbers and wood-burning stove. There is a door leading down to a wine cellar, offering useful brick-built shelving with slate shelving.

The kitchen/breakfast room enjoys views and access to the garden, being fitted with a stylish range of traditional storage and shelved cupboards, with twin Belfast sink, range cooker, exposed brickwork and painted panelling. There is also a shelved pantry cupboard.

The first-floor provides for a good-size landing area, with adequate room for a desk, painted timber floors, and access to the bathroom, with freestanding roll top bath with shower attachment, with two double bedrooms, both with storage, the principal having a walk-in wardrobe.

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Guide: £325,000 (Freehold)



Outside

The attractive gardens have by the current owners been landscaped and designed to provide colour and interest through all seasons. Immediately from the kitchen door is a terrace area ideal for barbecues and al fresco dining. From here sleepers retain a lawned area.

This part of the garden also has a useful red-brick outhouse currently used as a utility room as well as a separate workshop. A path continues to a further part of the garden where there is a prolific vegetable patch and further area of lawn. At the top end of the garden there is a further useful shed and wood store. The garden has an array of mature trees and shrubs including a wonderful lilac tree at the far end. The attractive brick and flint wall extends to the west and northern boundary. Parking is 'on street', typically the owner parks outside her property.

Services

Mains water, drainage and electricity. Gas-fired heating (Boiler installed 2021).

Location

This thriving village offers a superb range of local facilities including doctors' surgery, shops, two public houses, church and a free school.

Bury St. Edmunds which is some 8 miles away provides further comprehensive facilities including private and public schooling, extensive shopping and leisure facilities.

Directions

From Bury St. Edmunds continue out along the A143 passing through the village of Great Barton. On reaching the village of Ixworth take the first turning on the left which will take you into the centre of the village where you will join the High Street. 16 High Street will be found a short distance on your right-hand side.

Tenure: Freehold • West Suffolk Council Tax Band 'C' •





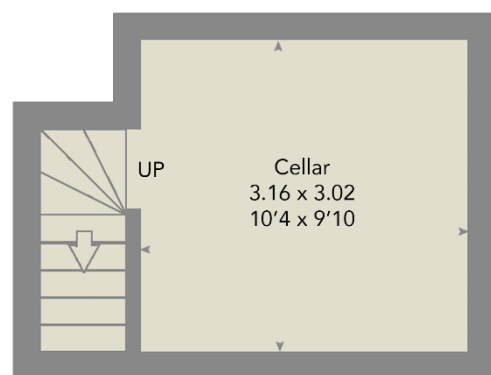
Approximate Gross Internal Area = 85 m² / 915 ft²

Outbuilding = 6 m² / 64 ft²

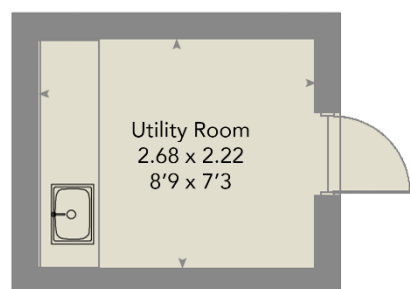
Cellar = 12 m² / 129 ft²

Total = 103 m² / 1108 ft²

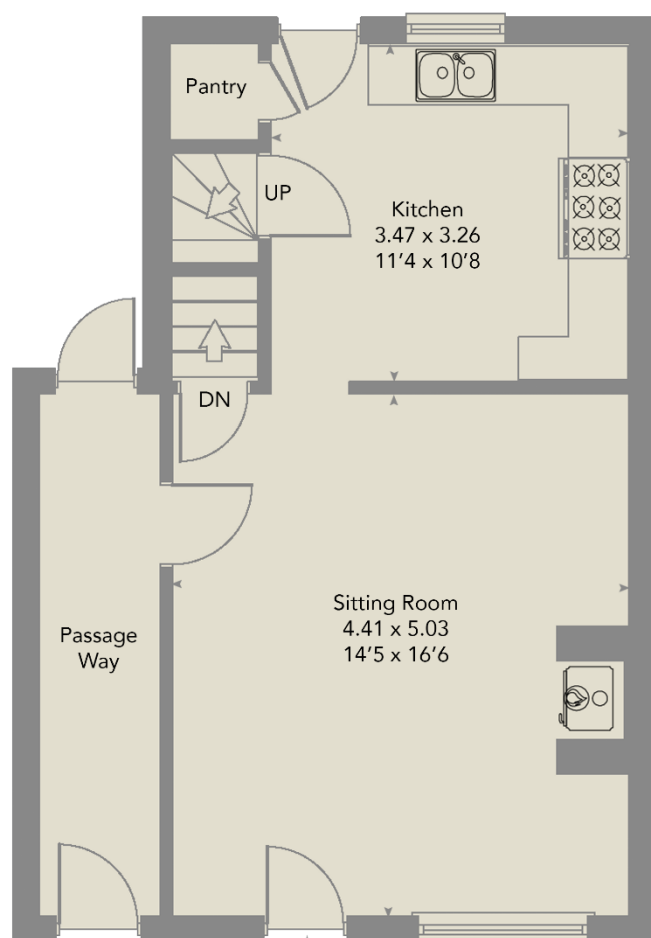
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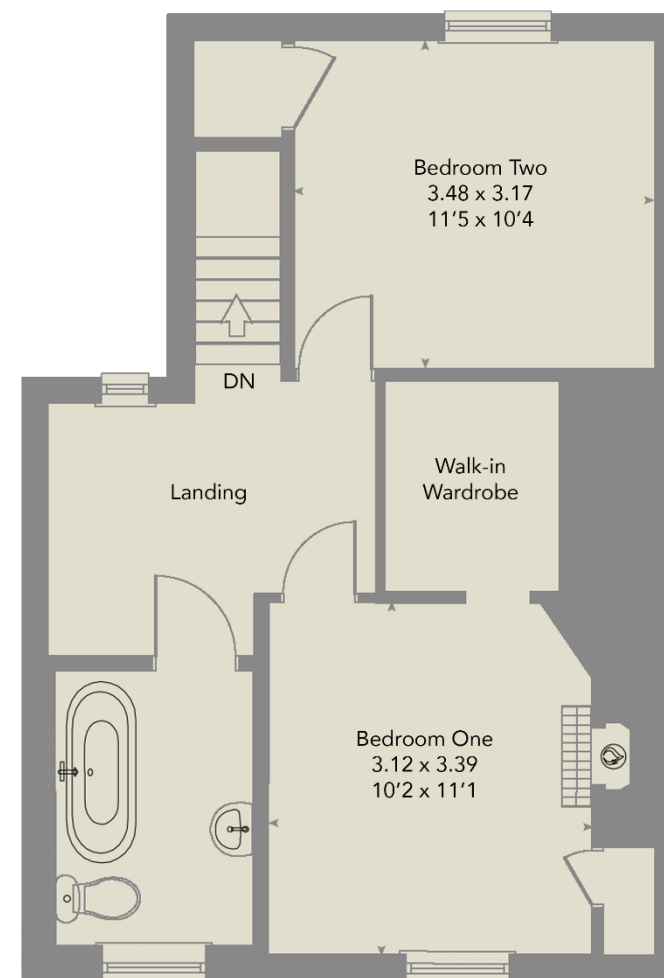
Cellar



Outbuilding



Ground Floor



First Floor

IN

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 © 2023





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