



A BEAUTIFULLY PRESENTED COTTAGE, SITUATED WITHIN THIS WELL-REGARDED VILLAGE CLOSE TO BURY

West End Cottage, Tut Hill, Fornham All Saints, Bury St Edmunds, Suffolk IP28 6LE

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ESTABLISHED 1966

West End Cottage Tut Hill Fornham All Saints Bury St Edmunds Suffolk IP28 6LE

- Bury St Edmunds centre 2.5 miles
- Newmarket 13 miles
- Cambridge 28 miles

ENTRANCE HALL • SITTING ROOM • KITCHEN/BREAKFAST ROOM • UTILITY ROOM • CLOAKROOM • 2 DOUBLE BEDROOMS • BATHROOM • WALLED COURTYARD
OFF-ROAD PARKING

Situated in an enviable setting within this well-regarded village, convenient for Bury St Edmunds and the A14, West End Cottage is an attractive Victorian cottage, built of traditional construction with soft red-brick elevations under a slate roofline.

Built in the 19th-century as part of a terrace of farm-workers cottages, the house has many notable original features which have been cleverly fused with many high-quality improvements in recent years whilst respecting the character of the house, with bespoke painted sealed unit windows with painted shutters, two wood-burning stoves and traditional brick or timber flooring.

The accommodation is arranged over two floors, comprising entrance lobby with glazed door to the entrance hall, a sitting room with red-brick fireplace housing a modern wood-burning stove on pamment hearth and bay window with storage cupboard underneath.

The kitchen/breakfast room fitted with a stylish high-specification kitchen with toughened glass worktops and splash backs, integrated Smeg double oven with microwave, John Lewis under counter refrigerator and freezer, 5-ring gas hob with extractor over, water softener, Franke tri-flo tap with water filter spray gun, attractive brick floors and Stoves wood-burning stove.

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Guide: £375,000



There is a predominantly glazed side hall/utility room with tiled floors, space and plumbing for washing machine and cloakroom.

On the first floor is a good-sized landing with storage cupboard and two double bedrooms served by a high-quality modern bathroom, beautifully finished with freestanding bath and separate large shower cubicle, with rainfall shower, additional microphone power shower head and massaging jets.

Outside

West End Cottage is set back behind a brick-and-flint wall with access from Tut Hill onto a gravelled drive with parking for two cars, whilst planted with traditional cottage garden plants and shrubs.

There is an enclosed walled courtyard ensuring a good deal of privacy, gravelled together with a decked seating area and bespoke bin store, log store and additional bespoke shed. Two outside electrical points and tap. There is gated access to the front drive/garden.

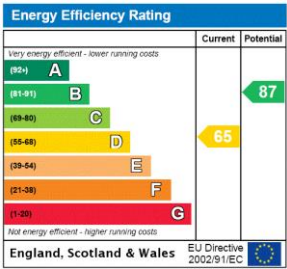
Services

Mains water, drainage and electricity • Gas fired heating • Council Tax Band 'B' • Broadband: Ofcom suggest Superfast 1,000Mb • Mobile: Ofcom suggest all provides likely.

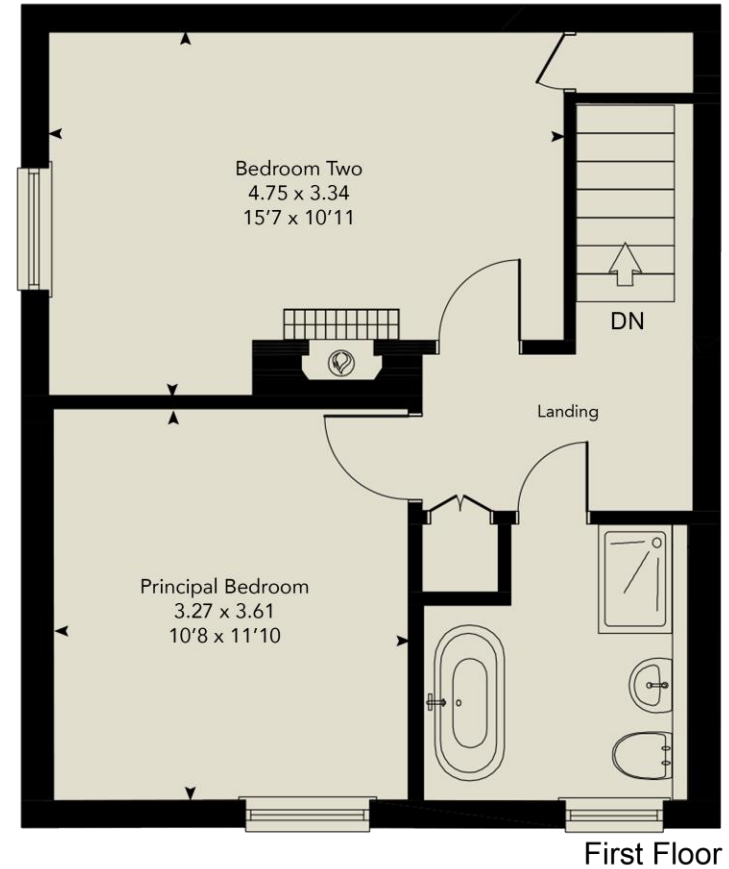
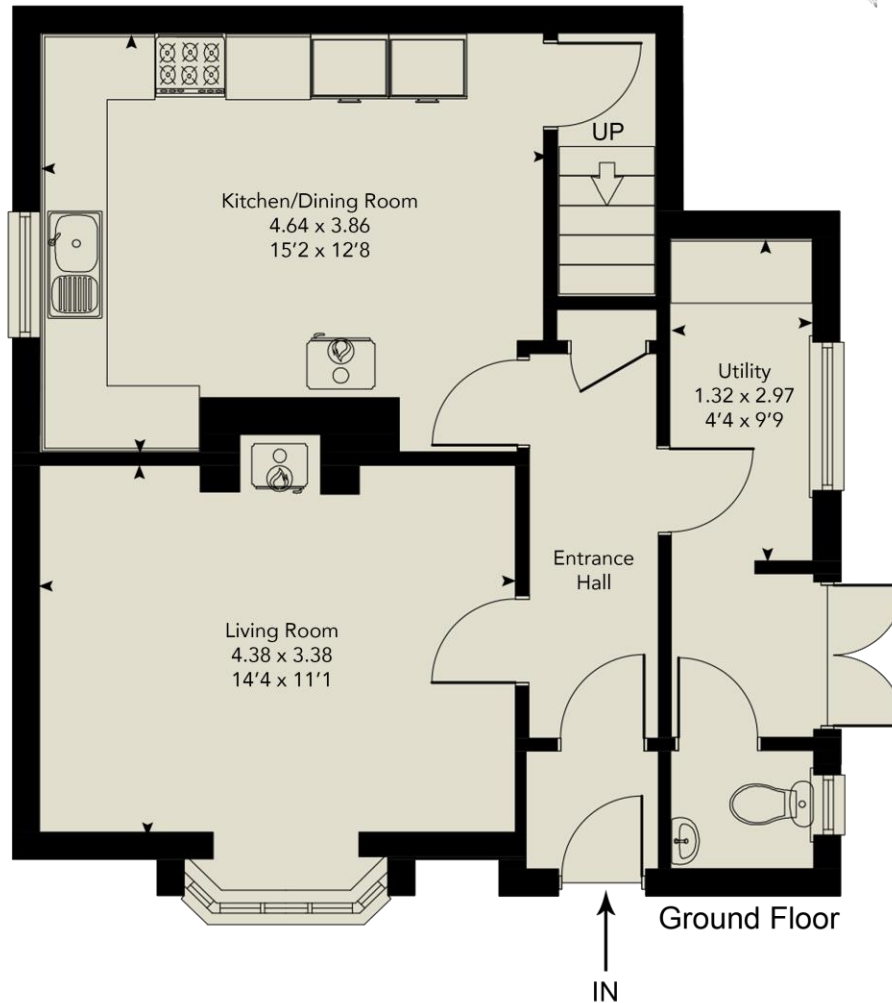
Location

Fornham All Saints is a popular village to the west of Bury St Edmunds, served with a Parish Church, public house, pizzeria as well as a golf and country club with extensive leisure facilities. Convenient access gained to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Viewings strictly by appointment.



Approximate Gross Internal Area = 93 m² / 1001 ft²
For identification purposes only - Not to scale



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





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