



A unique extended rural cottage with annexe and outbuildings

The Granary, New Road, Tostock, Bury St Edmunds, Suffolk, IP30 9PJ

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ESTABLISHED 1966

The Granary
New Road
Tostock
IP30 9PJ

EXTENDED RURAL FORMER GATE HOUSE WITH LARGE GARDEN
ANNEXE AND OUTBUILDINGS

Guide: £699,950

ENTRANCE HALL | CLOAKROOM | KITCHEN/BREAKFAST ROOM | UTILITY | SITTING ROOM | DINING ROOM | FAMILY ROOM | SHOWER ROOM | MASTER BEDROOM WITH EN SUITE BATHROOM | TWO FURTHER GROUND FLOOR BEDROOMS | COVERED YARD | MACHINE STORE AND WORKSHOP | ONE-BED ANNEXE | SUMMERHOUSE AND CATTERY

Formerly the gatehouse to Tostock Place this modest period cottage of timber frame construction under a thatched roof dates from the 17th century. The granary is not listed and has over the years been greatly modernised, extended and enhanced to provide extensive predominantly single-storey accommodation, complimented by a self-contained guest annexe and a useful range of outbuildings. The property has over recent years had the electrical system totally overhauled a new hot water tank, re dressing and ridging of the thatch etc. Outside are well kept landscaped gardens a small paddock and a range of outbuildings including a cattery, workshop, machine store and summerhouse. Total 0.76 acres sts.

ENTRANCE HALL through to an open-plan vaulted reception room providing both **SITTING** and **DINING** areas, with an exposed timber frame and central red-brick chimney breast with open fireplace and wood-burning stove.

BEDROOM 2

STAIR HALL with stairs to first floor

CLOAKROOM with exposed timbers, low-level WC, with hand basin.

KITCHEN/BREAKFAST ROOM with exposed timbers, granite work surface, space for range cooker (Calor gas), extractor over, built-in dishwasher, walk-in shelved larder.





UTILITY with oak work surface, inset butler sink with space and plumbing for washing machine and dryer, boiler cupboard, central heating boiler.

BEDROOM 3 with exposed timbers and stable door to outside.

CLOAKROOM with low-level WC and wash hand basin.

SHOWER ROOM with tiled shower cubicle, extensively tiled with wash hand basin, and heated towel rail.

FAMILY ROOM semi-vaulted double-aspect room with red brick chimney breast and hearth, fitted with wood-burning stove, French doors to terrace and garden, stable doors to walk-in **STORE** and

STUDY with door to covered yard.

FIRST FLOOR

Landing with exposed timbers and oak floorboards through to the

MASTER BEDROOM with oak floor and two Dormer windows overlooking the garden and farm land, walk-in wardrobe,

EN SUITE BATHROOM with oak floor, free-standing roll top bath with wrought iron vanity wash stand with inset wash hand basin, and low-level WC.

ANNEXE

LIVING ROOM a double-aspect open-plan room, providing sitting/dining/areas, with fitted wall and base kitchen units, with inset sink and drainer, cooker and hob with extractor over, built-in fridge, Calor-gas boiler.

SHOWER ROOM with large tiled shower cubicle, pedestal wash hand basin and low-level WC with stairs to

FIRST-FLOOR

BEDROOM in the eaves with French doors to balcony overlooking the garden.

OUTBUILDINGS INCLUDE: COVERED YARD with glazed roof and bug screen windows, door to **STORE**. Separate **MACHINERY STORE** with adjoining **WORKSHOP**, **SUMMERHOUSE** and **CATTERY**

SERVICES; Mains water and electricity. Oil and Calor gas heating and private drainage.

FREEHOLD


Council Tax Band – D – Mid Suffolk

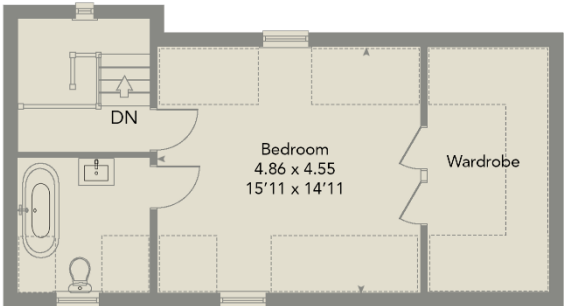
EPC Rating E



Approximate Gross Internal Area = 222 m² / 2389 ft²
Annexe = 53 m² / 570 ft²
Outbuilding = 54 m² / 581 ft²

For identification purposes only - Not to scale

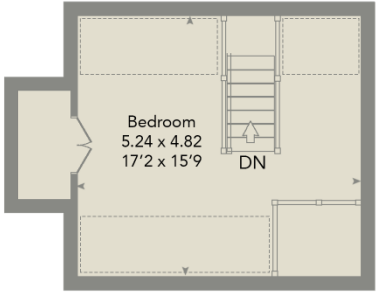
 = Reduced headroom below 1.5m / 5'0"



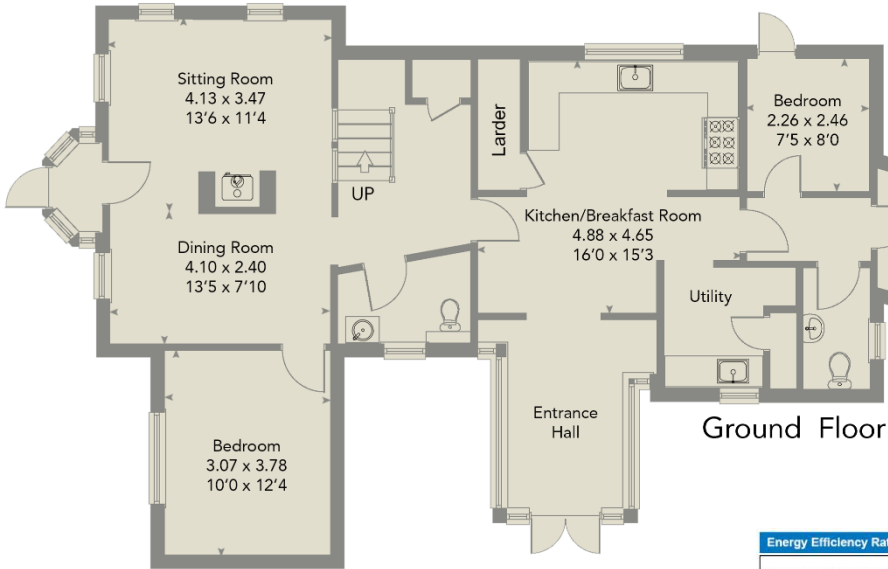
First Floor



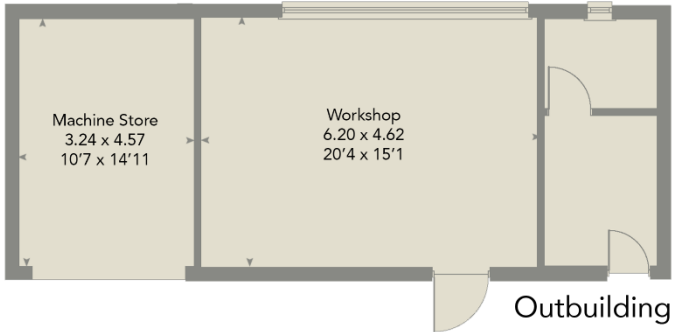
Annexe Ground Floor



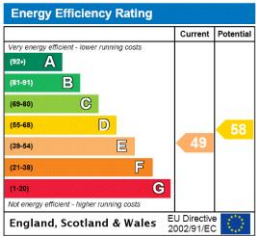
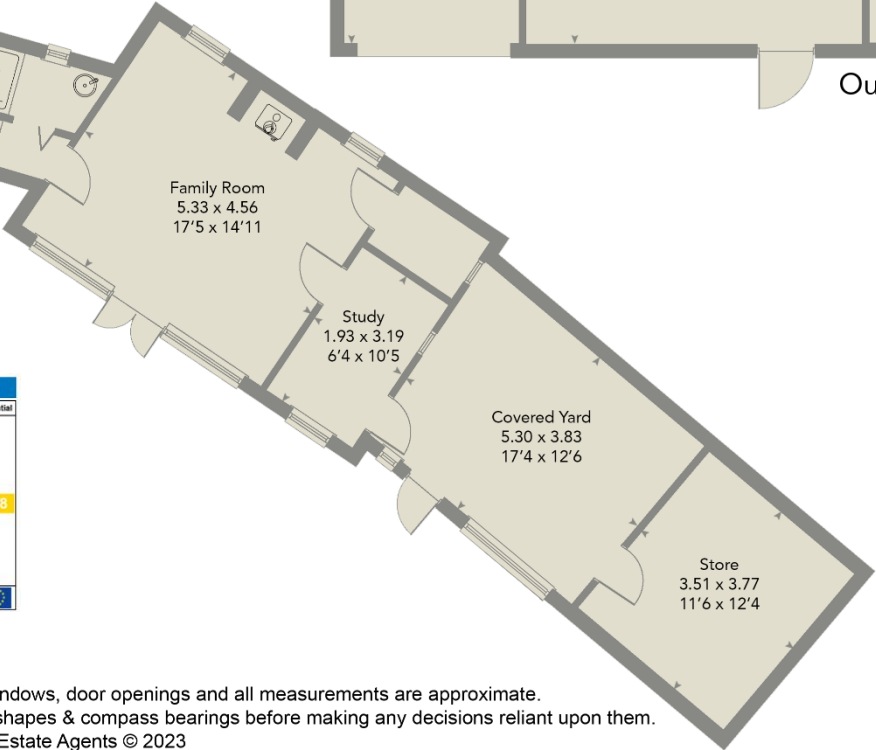
Annexe First Floor



Ground Floor



Outbuilding



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