



**A HISTORIC 15TH-CENTURY GRADE II LISTED TIMBER-FRAMED HOUSE SITUATED IN THIS HIGHLY SOUGHT-AFTER VILLAGE**

Weaver House, The Street, Woolpit, Bury St Edmunds, Suffolk IP30 9SA

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ESTABLISHED 1966



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## Weaver House

### The Street

### Woolpit

### Bury St Edmunds

### Suffolk IP30 9SA

- Bury St Edmunds 9 miles
- Stowmarket mainline train station 7 miles
- London Central 86 miles

SITTING ROOM • DINING ROOM • DRAWING ROOM •  
KITCHEN • GROUND-FLOOR SHOWER ROOM •  
3 BEDROOMS • FIRST-FLOOR SHOWER ROOM • ATTRACTIVE  
GARDEN • GARAGE

Situated in the heart of this well-served, thriving community village with many local amenities a short walk away, Weaver House is an attractive period house, built of traditional timber-frame construction, with an attractive jettied façade beneath a peg-tiled roofline, and being Grade II listed due to its specific architectural importance and historical relevance.

Believed to date back to the 15th century, the property is steeped in historic elements and original features, including an abundance of exposed ceiling timbers and studwork, inglenook fireplace, mullion windows and oak and brick flooring, together with a restored medieval prayer mural in the drawing room.

The property has been beautifully restored, and offers attractive and elegant accommodation, arranged over three floors, comprising a double-aspect drawing room with open fire, sitting room with wood-burning stove, dining room, handmade kitchen opening to a utility/pantry area, including water softener along with space and plumbing for washing machine and dishwasher, ground-floor shower room.

On the first-floor is a 16ft double-aspect master bedroom with walk-in wardrobe, bedroom 2 and a modern shower room, whilst on the second-floor is an attic bedroom, currently sub-divided to provide both bedroom area and office.

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**Guide: £450,000** (*Flying Freehold*)





Weaver House is, without doubt, a stunning period village house, steeped in history and character, without compromise to modern living requirements.

### Outside

Weaver House benefits from a redesigned and landscaped east-facing walled garden which incorporates a patio seating area with dwarf brick wall, stocked flower and shrub beds, summerhouse, pergola and timber shed. There is also a gated access to the side leading down to a detached garage with electric connected.

### Services

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

### Location

Woolpit is a picturesque, thriving Suffolk village offering an excellent range of amenities, including Health Centre with pharmacy, Co-op, baker's, fish and chip shop, post office, hairdresser, public house serving good food, and a beautiful Gothic church which can often be found illuminated of an evening. The village provides easy access to the A14 linking Stowmarket mainline station and Bury St Edmunds, and London via the M11. Convenient Rail connections are further available at Elmswell and Thurston.

### Directions

From Bury St Edmunds, proceed on the A14 eastwardly for approximately 7 miles, taking the Ixworth/Elmswell exit. At the roundabout, take the first exit, going over the A14 and take the second exist at the next roundabout, and continue into Woolpit village. Take the next right in the village, bearing right again in the centre, where the house can be found on the right-hand side, indicated by a 'For Sale' board.

**What3words: actor.coupler.glossed**

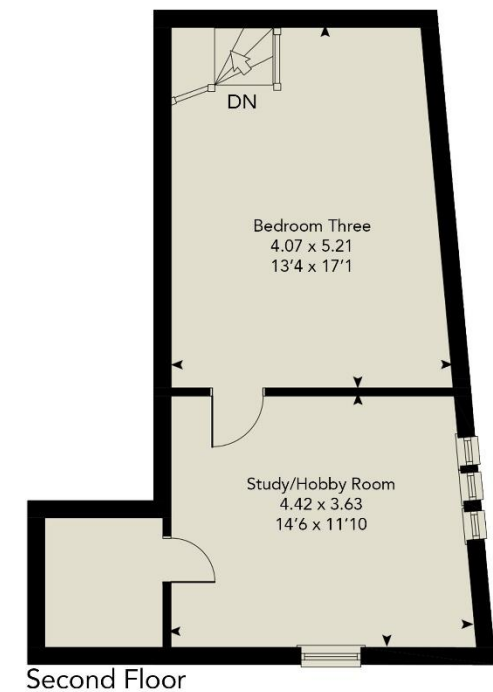
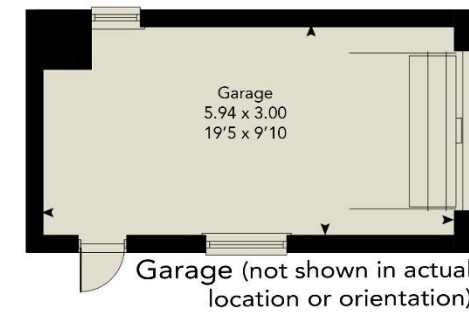
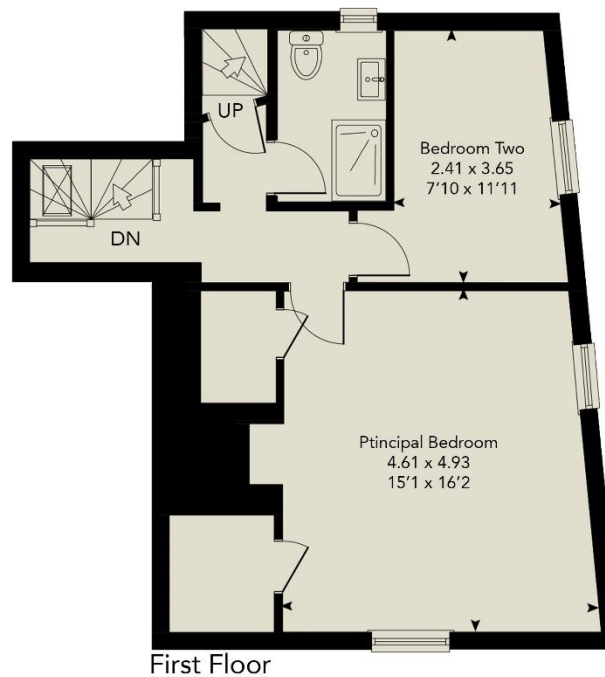
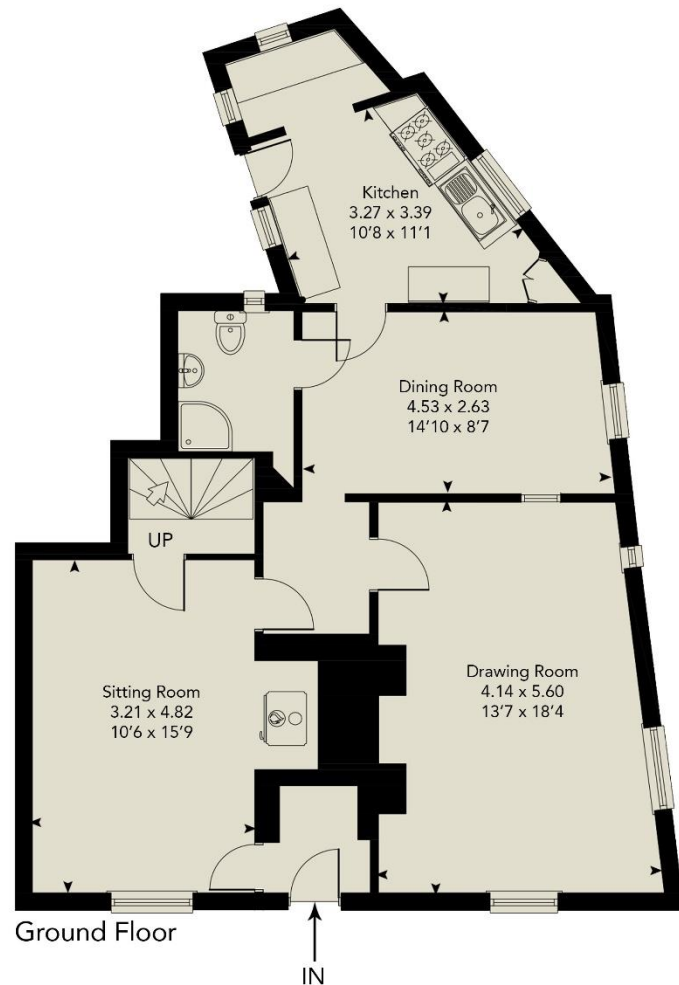
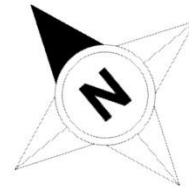


Approximate Gross Internal Area = 168 m<sup>2</sup> / 1808 ft<sup>2</sup>

Garage = 17 m<sup>2</sup> / 183 ft<sup>2</sup>

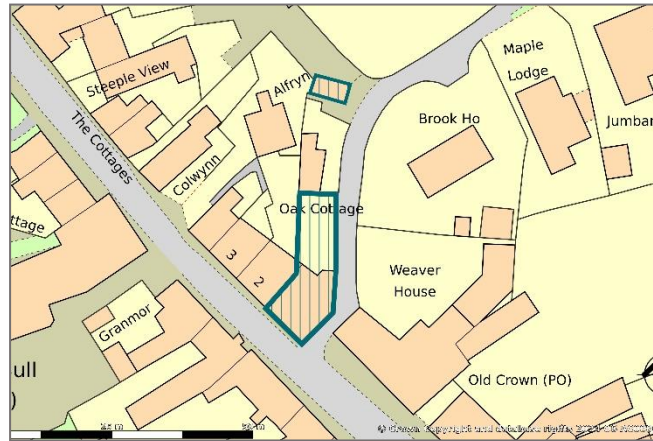
Total = 185 m<sup>2</sup> / 1991 ft<sup>2</sup>

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.  
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