



AN ATTRACTIVE PERIOD COTTAGE WITH GARDEN OFFICE AND BEAUTIFULLY KEPT GARDENS OF 0.39-ACRE, OVERLOOKING FIELDS AND CHURCH

Windsor Cottage, The Street, Hunston, Bury St Edmunds, Suffolk IP31 3EL

bedfords.co.uk

Bedfords

ESTABLISHED 1966

Windsor Cottage

The Street

Hunston

Bury St Edmunds

Suffolk IP31 3EL

- Wyken Vineyard 3 miles
- Bury St Edmunds 10 miles
- Stowmarket Mainline Station 10 miles

ENTRANCE HALL • SNUG • SITTING ROOM • REAR PORCH
KITCHEN/BREAKFAST/GARDEN ROOM • UTILITY/SHOWER
3 BEDROOMS • FAMILY BATHROOM • GARAGE AND OFFICE
ALL IN 0.39-ACRES

Situated within this conveniently located rural village in a Conservation Area, Windsor Cottage is a beautifully presented and extended 'unlisted' cottage, believed to date back to the 17th-century, built of traditional timber-framed construction under a thatched and pan-tiled roofline.

The property cleverly fuses the original characteristics to include the exposed timber frame, inglenook fireplaces, timber latched doors and attractive mix of sash and casement windows, with a modern arrangement of accommodation that benefits from a high degree of natural light throughout and versatile living space.

The accommodation extends to around 1,600ft², arranged over two floors, comprising an open thatched porch with log-store and entrance hall leading through to a delightful snug with oak flooring and large inglenook fireplace with stove, exposed timbers and two large 16-panel windows to the front aspect. The snug leads through to a double aspect sitting room with large inglenook fireplace with stove featuring doors that can be left open for those looking for an open fire. A half-panelled hall has built-in storage and staircase to the first floor with further storage beneath, and access to an attractive glazed rear porch/garden room.

The well-equipped kitchen/breakfast/garden room enjoys a southerly orientation with views over the beautifully kept and landscaped garden with field views beyond.

AN ATTRACTIVE PERIOD COTTAGE WITH GARDEN OFFICE AND BEAUTIFULLY KEPT GARDENS OF 0.39-ACRE, OVERLOOKING FIELDS AND CHURCH

Guide: £625,000 (Freehold)





The kitchen itself is fitted with an extensive range of base and eye level units with preparation surfaces and ceramic sink with drainer, integrated dishwasher, space for range oven and fridge freezer, and leads through to the stunning vaulted breakfast/ garden room with French doors and views leading out to the garden. There is further storage within the utility room, with granite worktop, Belfast sink, tiled floors and shower cubicle, sink and low-level WC.

On the first floor is a landing leading to the three good-sized bedrooms, with the principal bedroom having a feature bay window with window seat, overlooking the garden and fields beyond, and bedroom 2 having exposed chimney breast, double aspect and built-in cupboard. Bedroom three also has fitted wardrobe cupboards. The family bathroom is fitted with a modern white suite, with partial painted panelling and window to the east, overlooking the grounds.

Outside

Windsor Cottage is approached via a 5-bar gate leading to a large, gravelled drive providing turning space and parking for up to 4 cars, and access to garaging.

The gardens are a particularly notable feature, having been landscaped and cleverly planted throughout along with multiple seated areas for outside entertaining, enjoying views towards the church. The garden is well stocked with an abundance of flowering plants, shrubs and mature and specimen trees, as well as pergola, chicken run and large terrace seating area which enjoy a southerly orientation. Part of the garage is now a beautifully converted **garden studio** which is an ideal space to work from home or extra guest accommodation.

Services

Mains water, drainage and electricity • Oil-fired heating • Council Tax Band 'D' • EPC-rating 'D' • Broadband: Ofcom suggest Superfast up to 80Mb • Mobile: Ofcom suggest all providers likely.

Location

Hunston is situated some ten miles north-east of Bury St Edmunds - with easy access to good local facilities at Badwell Ash and Walsham-le-Willows. There are quick road connections to both the A14 and the A143 and, at Elmswell, rail links to Ipswich and Cambridge, and the London mainlines.

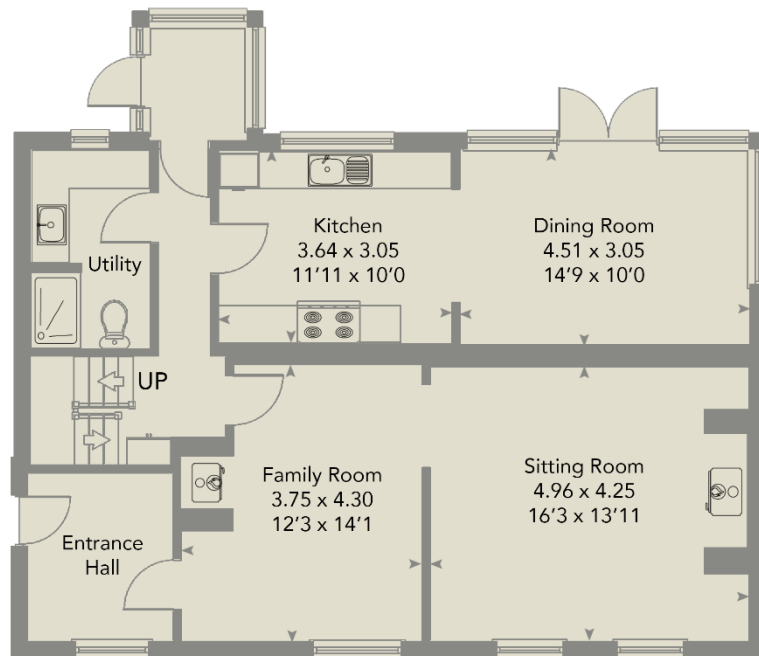
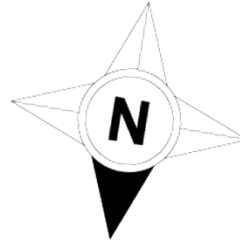


Approximate Gross Internal Area = 149 m² / 1604 ft²

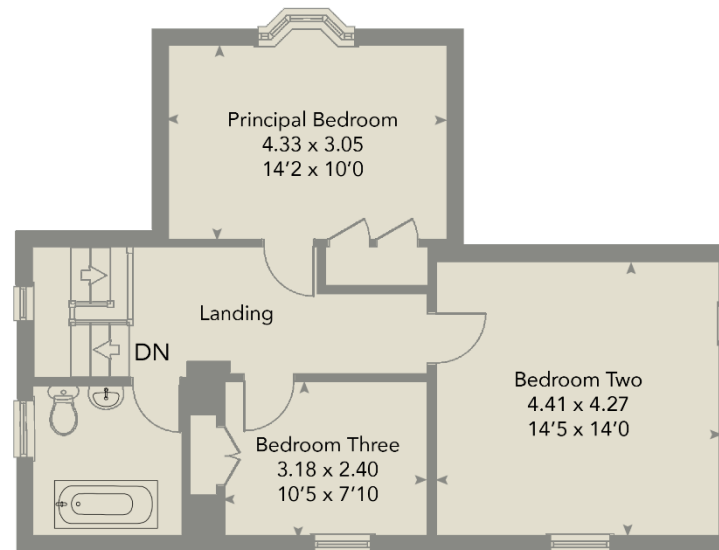
Garage = 37 m² / 398 ft²

Total = 186 m² / 2002 ft²

For identification purposes only - Not to scale

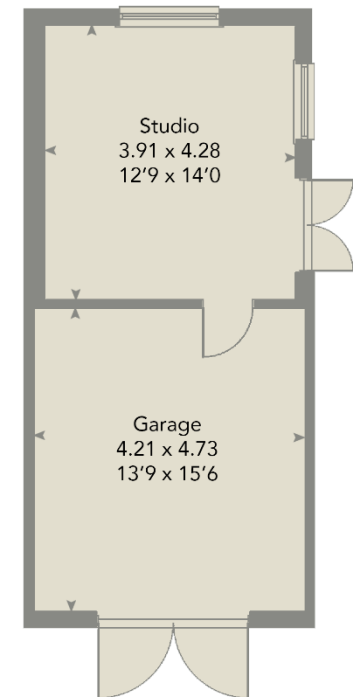


Ground Floor



First Floor

Garage





Applecross

Rose
Cottage

Treetops

THE STREET

40.2m

Windsor
Cottage

0.392 acres

The Limes

Ardnagaul

0 25 m 50 m

© Crown Copyright and database rights 2024 OS





Bedfords

ESTABLISHED 1966

15 Guildhall Street, Bury St Edmunds, Suffolk IP33 1QD | 01284 769 999 | [BEDFORDS.CO.UK](https://bedfords.co.uk)