



AN ATTRACTIVE PERIOD COTTAGE SET BACK IN GROUNDS OF 2.6-ACRES ADJOINING THE CHURCH AND NEIGHBOURING FARMLAND

The Pightle, Elmswell Road, Great Ashfield, Suffolk IP31 3HF

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ESTABLISHED 1966

The Pightle Elmswell Road Great Ashfield Suffolk IP31 3HF

- *Stowmarket Mainline Station 8 miles*
- *Bury St Edmunds 12 miles*
- *Ipswich 21 miles*

RECEPTION HALL • SITTING ROOM • DINING ROOM • FAMILY ROOM • KITCHEN • BREAKFAST ROOM • UTILITY ROOM • CLOAKROOM KITCHEN/BREAKFAST ROOM • 4 BEDROOMS • FAMILY BATHROOM • STABLING • **ALL IN 2.66-ACRES**

Situated within this rural setting adjoining the church and largely surrounded by farmland, The Pightle is an attractive Grade II listed detached period cottage, built of traditional construction under a tiled roofline.

The property provides versatile accommodation arranged over two floors, extending to around 1,800ft² with a good degree of natural light and views from all rooms over the grounds and surrounded countryside.

The property comprises reception hall with tiled floors, leading to a well-equipped kitchen, fitted with a range of painted shaker-style base and eye units with oak worktop and inset Belfast sink, freestanding range cooker and pantry. From the kitchen there is a utility room providing further storage, leading to a cloakroom.

From the kitchen there is an opening and steps up to a modern double aspect breakfast room with tiled floors and doors out to the garden.

There are three double-aspect reception rooms, comprising a family room with wood-burning stove, dining room and large modern family room with brick fireplace with electric fire.

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Guide: £795,000 (*freehold*)





The first-floor landing gives access to 4 bedrooms, all enjoying views over the grounds, church and neighbouring farmland. The bedrooms are served by a large bathroom, fitted with a modern white suite with panelled bath, low level WC, bidet, pedestal wash basin and a large shower cubicle cleverly designed to fit in the roof space.

Outside

The property is approached from the road via electric timber gates onto a large, gravelled driveway, parking area with turning space and garage. The grounds of the property extend to 2.6-acres, which incorporate a large lawned garden with a number of mature trees. There are post-and-rail fenced paddocks as well as stabling and tack room (water and electric connected). There is a further 'right of way' by the side of the land, via a farm track, which leads to a side gate which the owners used for their horsebox.

Services

Mains water, drainage and electricity • Oil-fired central heating • Council Tax Band 'E' • EPC 'B' • Broadband: Ofcom suggest Superfast 150Mb available • Mobile: Ofcom suggest all providers likely.

Location

Great Ashfield is a semi-rural village is just 2 miles west of the well-served village of Elmswell, which includes Co-Op, pharmacy, vets, fish and chip shop, Chinese, two hairdressers, library, Post Office, primary school, public houses, railway station, and the parish church.

Easy access to the A14 with road links to outside of the county, and Bury St Edmunds, with its fine cathedral and excellent modern shopping facilities, and also convenient for the A14 dual carriageway to Newmarket, Cambridge and the M11 to London. Local amenities include post office/stores, village pub, and regular bus/coach services.

Listed Building Entry

House, late C17 or early C18. One storey and attics. 3-cell lobby-entrance plan. Timber-framed and plastered. Pantiled roof with 3 gabled casement dormers. An axial chimney, the shaft rebuilt in C19 gault brick. Small-pane casements of C19 or C20. C20 gabled porch at lobby entrance position. A little un moulded framing exposed: lambstongue chamfered stopped main beams and primary-braced studding.



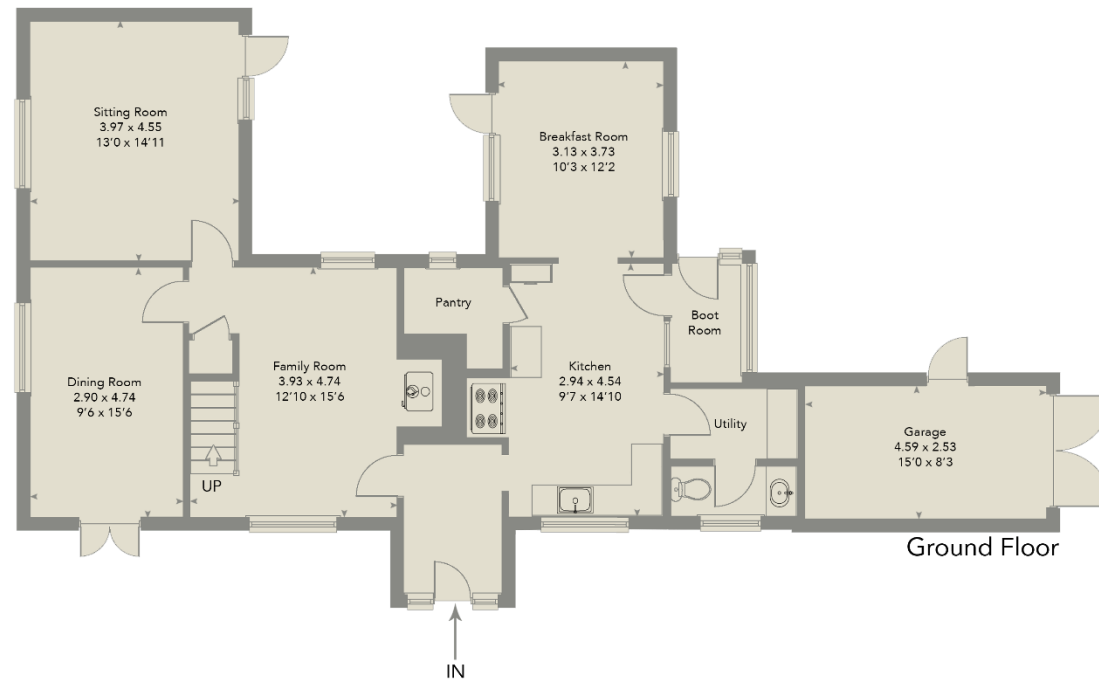
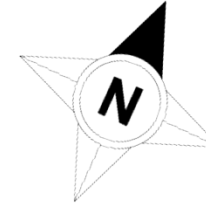
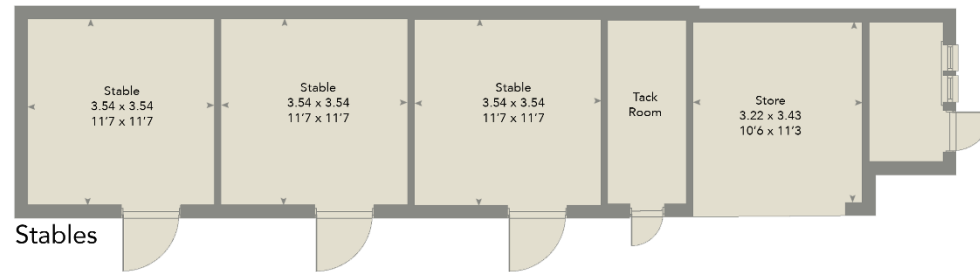
Approximate Gross Internal Area = 174 m² / 1873 ft²

Garage = 12 m² / 129 ft²

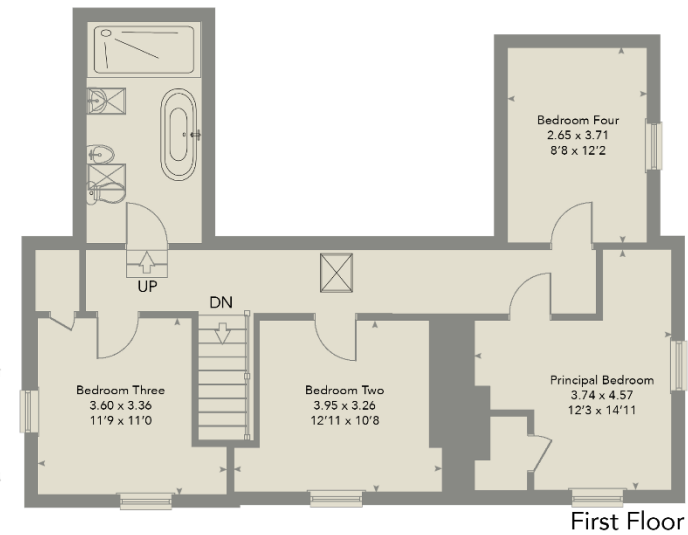
Stables = 59 m² / 635 ft²

Total = 245 m² / 2637 ft²

For identification purposes only - Not to scale



Ground Floor



First Floor

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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