

DRAFT DETAILS
READING ROOM COTTAGE, THE STREET, STOWLANGTOFT
BURY ST. EDMUNDS
IP31 3JX

OPEN HOUSE (C & T) present: A charming period Grade II Listed detached cottage, in **plot of about 0.32 of an acre** (sts), in popular NE village. Hall, Stunning Sitting Room, Study/Dining Room, Garden Room/Conservatory, Kitchen, Utility, Bathroom, 3 Bedrooms - 1 En-Suite, Garage & Generous Parking, **Large S/W Gardens, VIEW ASAP.**



2208

New Price Guide £660,000

HALL, MAGNIFICENT SITTING ROOM WITH WOODBURNING STOVE, CRENELLATED PARAPETS & GOTHIC ARCH STYLE LEADED WINDOWS, STUDY/DINING ROOM WITH GOTHIC ARCH STYLE LEADED WINDOW & CRENELLATED PARAPETS, LARGE CONSERVATORY/DINING ROOM, KITCHEN, UTILITY, SHOWER ROOM, 3 BEDROOMS - 1 GROUND FLOOR WITH EN-SUITE, GARAGE & GENEROUS PARKING, **ABOUT 0.32 OF AN ACRE PLOT** (STS), WITH FABULOUS, BEAUTIFULLY MAINTAINED **S/W-FACING GARDENS**, OIL FIRED RADIATOR HEATING, GRADE II LISTED, DATES FROM AROUND 1830, FEATURES OF GOTHIC REVIVAL ARCHITECTURE, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

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DIRECTIONS : From Bury St Edmunds proceed out along the A143 towards Diss. Pass through the village of Great Barton and on reaching Ixworth, turn right at the roundabout onto the A1088 towards Norton. Turn left signposted to Stowlangtoft and Walsham-Le-Willows. Continue along into Stowlangtoft and past the church, where the property is located on the left, just before Kiln Lane.

DESCRIPTION : This highly individual and charming property, standing in a **plot of about 0.32 of an acre** (sts), is understood to date from around 1830, displaying many features of the Gothic Revival architecture, popular in the mid 18th and 19th centuries. These include arch style windows, many of which are leaded, a steep roof pitch, ornate front gable bargeboards with floral carvings and wooden date plaque, large chimneys, together with stunning 'tower' like portions of the Sitting Room and Study/Dining Room, with crenellated parapets. Being built of gault brick and knapped flint construction, beneath a plain tiled roof, it is possible that the bricks used were sourced locally, using 'Woolpit Whites', produced a few miles away.

Believed to have been the former village Reading Room, it has since been sympathetically converted into a charming home of considerable character, and has more recently been extended to the rear, with the provision of a large Conservatory/Garden Room, currently partly utilised as a Dining Room. The cottage offers much character, with features including good ceiling heights, a stone fireplace with inset woodburning stove, exposed timbers and flint walls, and internal 'latch' doors.

With more people choosing the opportunity to work from home, even just for part of the week, the garden easily provides scope to add a Garden Office/Studio, and it is felt that the cottage could also be ideal for those seeking a second home, being conveniently located for access to good road and rail connections.

Owing to the individual nature of this delightful property, sitting in a **plot of about 0.32 of an acre** (sts), with the large and beautifully maintained **SOUTH-WESTERLY** facing garden, along with a garage and generous parking, we recommend viewing at the earliest opportunity.

HALL : Approached via a part leaded glazed oak front door. Herringbone Karndean floor, exposed timbers, stairs to first floor, recessed shelving, LED downlights, radiator, window to side.

SITTING ROOM : 6.55m (21'6") max x 5.87m (19'3") max A stunning room with **2.82m (9'3")** ceiling height, affording wonderful views of the garden. The focal point being a stone fireplace with marble hearth and inset woodburning stove, herringbone Karndean floor, deep skirting boards, exposed timbers, ornate ceiling roses, picture rails, TV point, wall light points, three radiators, Gothic-arch style leaded window to front, two Gothic-arch style leaded windows to side, glazed double doors to side garden.

DINING ROOM/STUDY : 4.70m (15'5") x 2.31m (7'7") Herringbone Karndean floor, **2.54m (8'4")** ceiling height, second front door (currently unused), former serving hatch (currently concealed), LED downlights, radiator, Gothic-arch style leaded window to side.

CONSERVATORY/GARDEN ROOM : 6.10m (20'0") max x 5.31m (17'5") max A splendid light and airy living area, currently partly utilised as a large Dining Room in the octagonal space. Brick plinth, slate floor, glazed roof, fitted blinds, exposed flint wall, three radiators, sealed unit windows to both sides and rear, sealed unit glazed double doors to side and rear gardens.

KITCHEN : 3.45m (11'4") x 2.36m (7'9") Range of handmade painted base and wall mounted units, dresser unit, granite work surfaces, inset Belfast sink with 'Swan-neck' style mixer tap, herringbone Karndean floor, space for range cooker with electric cooker point and gas cooker point (LPG supply), plumbing for dishwasher, LED downlights, extractor fan, radiator, sealed unit window to side, electrically operated Velux window to rear, Gothic-arch style window to side. Walk-in **PANTRY** with fitted shelving, herringbone Karndean floor and consumer unit.

UTILITY ROOM : 2.79m (9'2") x 2.13m (7'0") Base and wall mounted units, work surface, wall mounted Belfast sink, tiled splashbacks Karndean floor, space for fridge/freezer, plumbing for washing machine, LED downlights, Worcester oil combination boiler, loft access, radiator, leaded stained glass internal window, part sealed unit 'Stable' style door to rear.

BEDROOM 1 : 4.19m (13'9") x 3.45m (11'4") Part vaulted ceiling. Built-in double wardrobe, herringbone Karndean floor, exposed studwork, part tongue and groove wall panelling, exposed timbers, wall light points, radiator, sealed unit windows to side and rear. Door to:

EN-SUITE : 2.03m (6'8") + shower depth x 1.30m (4'3") White suite comprising marble tiled double shower enclosure with shower controls, wc, vanity wash basin with mixer tap, inset within marble surround, marble splashbacks, Karndean floor, part tongue and groove wall panelling, LED downlights, extractor fan, radiator/towel rail, sealed unit window to rear.

SHOWER ROOM : 1.96m (6'5") + shower depth x 1.73m (5'8") White suite comprising walk-in double shower enclosure with glazed screen and shower controls, with both fixed and flexi-heads, wc with high level cistern wall mounted wash basin, part tongue and groove wall panelling, built-in airing cupboard, LED downlights, extractor fan, heated towel rail, sealed unit window to rear.

FIRST FLOOR LANDING : Radiator, window to side.

BEDROOM 2 : 3.58m (11'9") x 2.74m (9'0") Exposed painted floorboards, wall light points, radiator, leaded windows to front and side.

BEDROOM 3 : 3.07m (10'1") x 2.44m (8'0") + window recess Victorian fireplace with pine surround, walk-in wardrobe/cupboard, exposed painted floorboards, picture rails, wall light points, loft access, radiator, window to side.

OUTSIDE : As previously mentioned, this property stands in a generous **plot of about 0.32 of an acre** (sts). To the front and side, the garden is enclosed by brick and flint walls, being laid to lawn with well stocked and beautifully maintained herbaceous beds and borders, together with a gate and pathways to the front doors. A cobble block paved driveway, with double wrought-iron gates, provides vehicular standing for up to three cars and leads to a detached timber **GARAGE 5.33m (17'6") x 2.90m (9'6")**, with twin side-hung doors, power and light connected.

Access leads through to a shingle area, which offers the possibility for further parking or standing for a trailer etc, with **TIMBER SHED, LOG STORE**, and storage area, with plastic oil tank. A gate provides side access to the large splendid **SOUTH-WESTERLY** facing side and rear garden. This affords a good degree of privacy, being enclosed by fencing and hedging, and laid principally to lawn with well stocked, and beautifully maintained, herbaceous beds and borders, mature trees and shrubs, paved terrace and further seating areas, attractive paved shaded walkway, beneath a mature Horse Chestnut tree, compost area, circular bed with **GAZEBO** for climbing plants, incorporating a seating area, external power socket, LPG gas cylinder and outside water tap.

NOTE: The vendor has informed us that mains water and electricity are connected, with drainage to a septic tank. The council tax band is understood to be Band D.

BURY ST EDMUNDS & AREA : Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millennium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

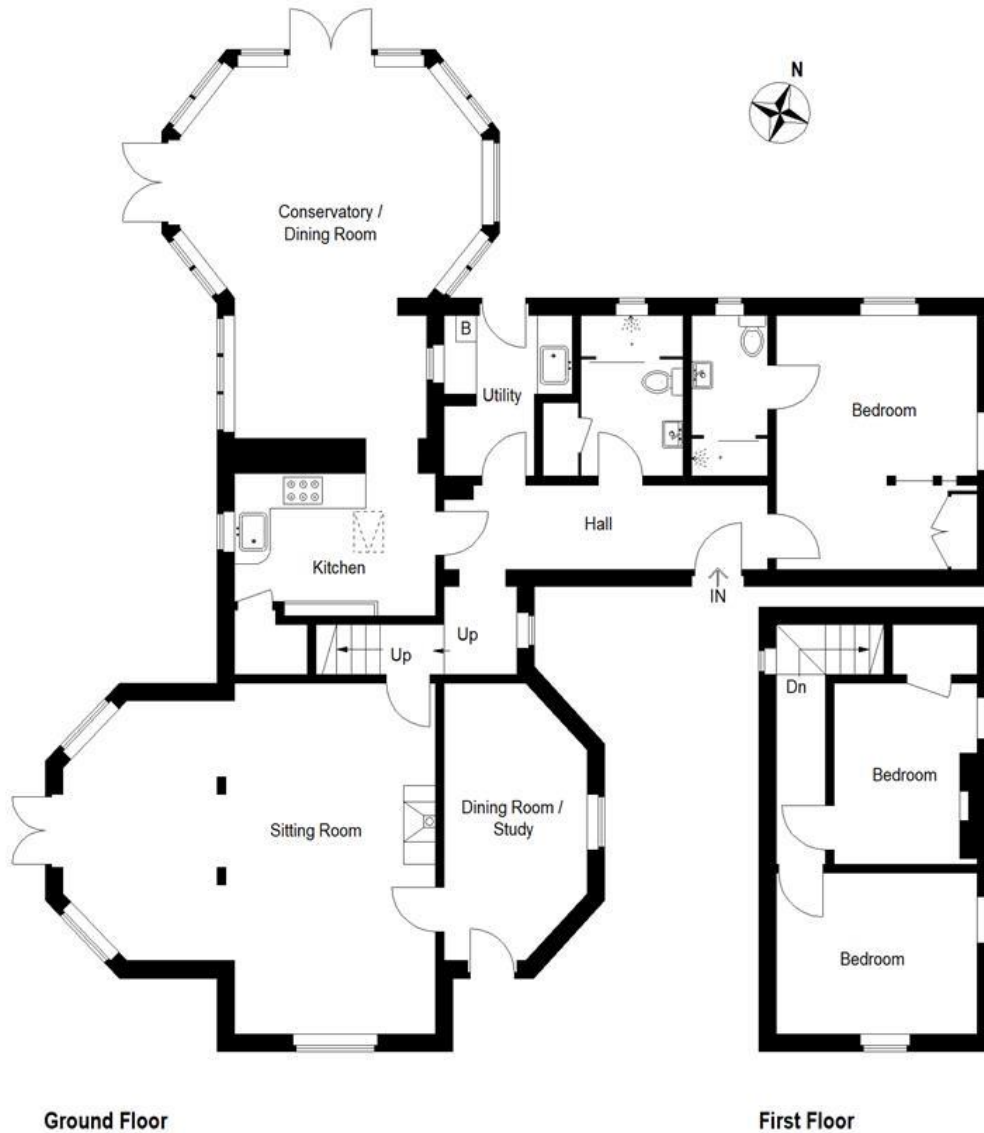






Reading Room Cottage, Stowlangtoft, IP31 3JX

Approximate Gross Internal Area
153.2 sq m / 1649 sq ft



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings 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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