



Lodge Cottage High Street, Ixworth, Bury St. Edmunds, Suffolk, IP31 2HN

DREAMS COME TRUE! – If you have always dreamt of living in a highly individual home, close to a thriving village centre and yet tucked away from passers-by, this stunning home is bound to appeal.

The property, which dates back to 1840, was a former coach house and was fully converted some years ago to provide a sizeable family home with good ceiling heights and lots of natural light. Set in private gardens with ample parking and a garage, this truly is a 'MUST SEE' property.

- Attractively presented early Victorian detached home
- Occupying a private yet central village setting
- Reception hall, sitting room, dining room,
- Kitchen/breakfast room, utility, cloakroom
- Galleried landing, 4 good sized bedrooms, bathroom, shower room
- Garage, ample parking, enclosed private gardens

Guide Price £475,000





General Information

The property occupies a superb setting, tucked away up a short private driveway serving just 4 homes. Ixworth has many local amenities including shops, doctors' surgery, police and fire stations, library, 2 schools, village hall, and church. The property is located only 7 miles from the historic market town of Bury St Edmunds, which offers a wide range of shopping, leisure and cultural facilities. Cambridge and Ipswich are 35 and 23 miles away respectively.

We loved everything about this property and are confident you will too. From the moment you step inside you will appreciate the proportions of the rooms, the original character of the house and the very welcoming feel the property offers.

On the ground floor: The entrance hall has a vaulted ceiling with a staircase leading to a galleried landing, this whole area is bathed in natural light. Leading off the hallway is a cloakroom and 2 separate reception rooms. The sitting room is a lovely room with excellent ceiling height, a fireplace with an inset wood burner and full-width windows which overlook the gardens. The dining room is another good sized room and has a dual aspect. The kitchen has a breakfast area to the side and also gives access to a separate utility room.

On the first floor: The galleried landing has an airing cupboard and leads to the 4 good sized bedrooms and both the shower room and bathroom.

Outside.
The driveway leading up to the house is owned by Lodge Cottage with right of access for the neighbouring houses who share maintenance costs (minimal). A block paved parking area gives access up to the single garage which has light and power connected and a rear courtesy door. The majority of the gardens are to the front and side of the property and afford an excellent degree of privacy and seclusion. The gardens are well stocked with a variety of mature shrubs and trees and include an ornamental pond and a useful large timber garden shed.

Council Tax Band – E

Directions
Leave Bury St. Edmunds on the A143 toward Diss. Continue through Great Barton and on to Ixworth. At the first roundabout take the 1st exit into Stow Road. At the T junction, turn right and proceed up the High Street. On reaching the top of the high street, you will see that the road narrows and the driveway for the property will be seen after a short distance on the left, before the turning for Street Farm Lane.

Reception Hall

Cloakroom

Sitting Room 19'4 x 18'9 max (5.89m x 5.72m max)

Dining Room 18'8 x 11'4 (5.69m x 3.45m)

Kitchen 15'1 x 8'0 (4.60m x 2.44m)

Breakfast Area 8'9 x 7'7 (2.67m x 2.31m)

Utility 8'9 x 7'0 (2.67m x 2.13m)

First Floor

Bedroom 1 14'4 x 10'0 (4.37m x 3.05m)

Bedroom 2 11'4 x 8'11 min (3.45m x 2.72m min)

Bedroom 3 11'2 x 9'0 max (3.40m x 2.74m max)

Bedroom 4 11'2 x 7'11 (3.40m x 2.41m)

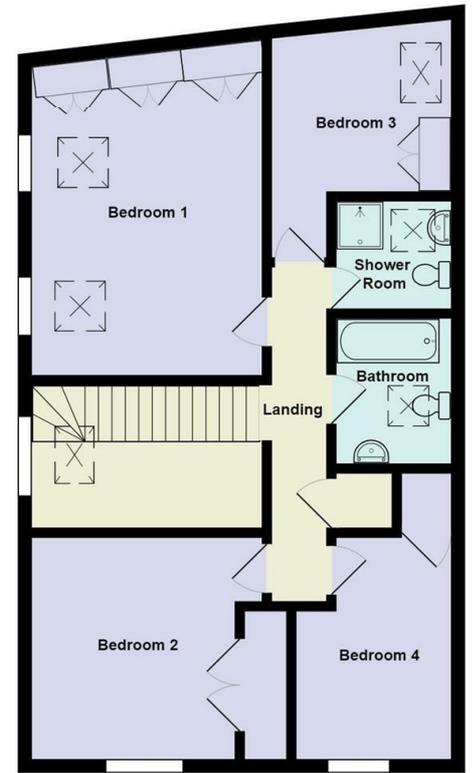
Bathroom

Shower Room

Garage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Interested? Call us on 01284 755526

