



AN INDIVIDUAL HOUSE SITUATED IN AN EXCEPTIONAL RURAL SETTING SURROUNDED BY UNDULATING OPEN COUNTRYSIDE

Brook View, Bells Lane, Hawstead, Bury St Edmunds, IP29 5NW

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ESTABLISHED 1966

Brook View
Bells Lane
Hawstead
Bury St Edmunds
IP29 5NW

- *Lavenham 7 miles*
- *Cambridge 33 miles*
- *Bury St Edmunds 4 miles*

RECEPTION HALL | SITTING ROOM | DINING AREA | STUDY
KITCHEN/BREAKFAST ROOM | LEAN-TO CONSERVATORY
4 BEDROOMS | 2 BATHROOMS | LARGE INTEGRAL GARAGE
ALL IN AROUND 0.7-ACRE

Situated in an exceptional secluded rural location close to the village green and surrounded by undulating open countryside, Brook View is an interesting and unique house, likely to have been built in the mid-1960s, of traditional block-and-brick construction with mono-pitched rooflines, as well as a further flat roof over the garaging. The opportunity affords a rare opportunity to acquire and create a contemporary home to capitalise on its wonderful rural setting with an abundance of nature in the grounds and overhead, whilst being conveniently located for Bury St Edmunds.

The current owner has lived in the house for many years and enjoyed its convenience and private setting, and although well maintained with updated fascias and guttering, it is fair to suggest it is ready for improvements and a fresh angle from a new owner, which could well result in considerable extension work or simply just internal improvements.

The accommodation, including the integrated garage extends to over 3,000ft², arranged largely on the ground floor, and is particularly versatile for those who may seek single-storey living.

Presently it comprises reception hall, a tiered sitting room and dining area with open fireplace, triple aspect, doors to the east-facing terrace, parquet flooring and access to a study and a ground-floor bedroom with adjoining shower room fitted with Italian marble tiles.

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The kitchen has been updated in recent years, with matching red high-gloss base and eye-level units with range cooker and further integrated oven and microwave, access to a rear lean-to conservatory and inner hallway with staircase rising to the first-floor landing; boiler room and utility room.

There is a further internal hallway which leads to a large garage area which originally would have been just a double garage, but has been considerably extended and can house five cars. This area has heating and insulation and provides the opportunity to integrate all or part into the accommodation or self-contained annexe.

On the first floor is a landing area with windows overlooking adjoining farmland, and three bedrooms served by a modernised family bathroom.

Outside

The property is set back from the road, with access from Bells Lane leading up to timber gates onto a large driveway providing parking for numerous vehicles and stand-pipe tap. The garden itself is largely laid to lawn with a variety of mature trees and shrubbery surrounding the house and ensuring a large amount of privacy and seclusion which could equally be cut back to allow more of the wonderful views.

To the west is a collection of timber-framed outbuildings, the larger having insulation, electricity and plumbing connected (formerly the owners recording studio). To the east is a terrace with 7-seater hot tub featuring an entertainment system and telephone connection.

Services

Mains water and electricity. Private draining. Oil-fired heating (untested). Full burglar alarm (untested).

Location

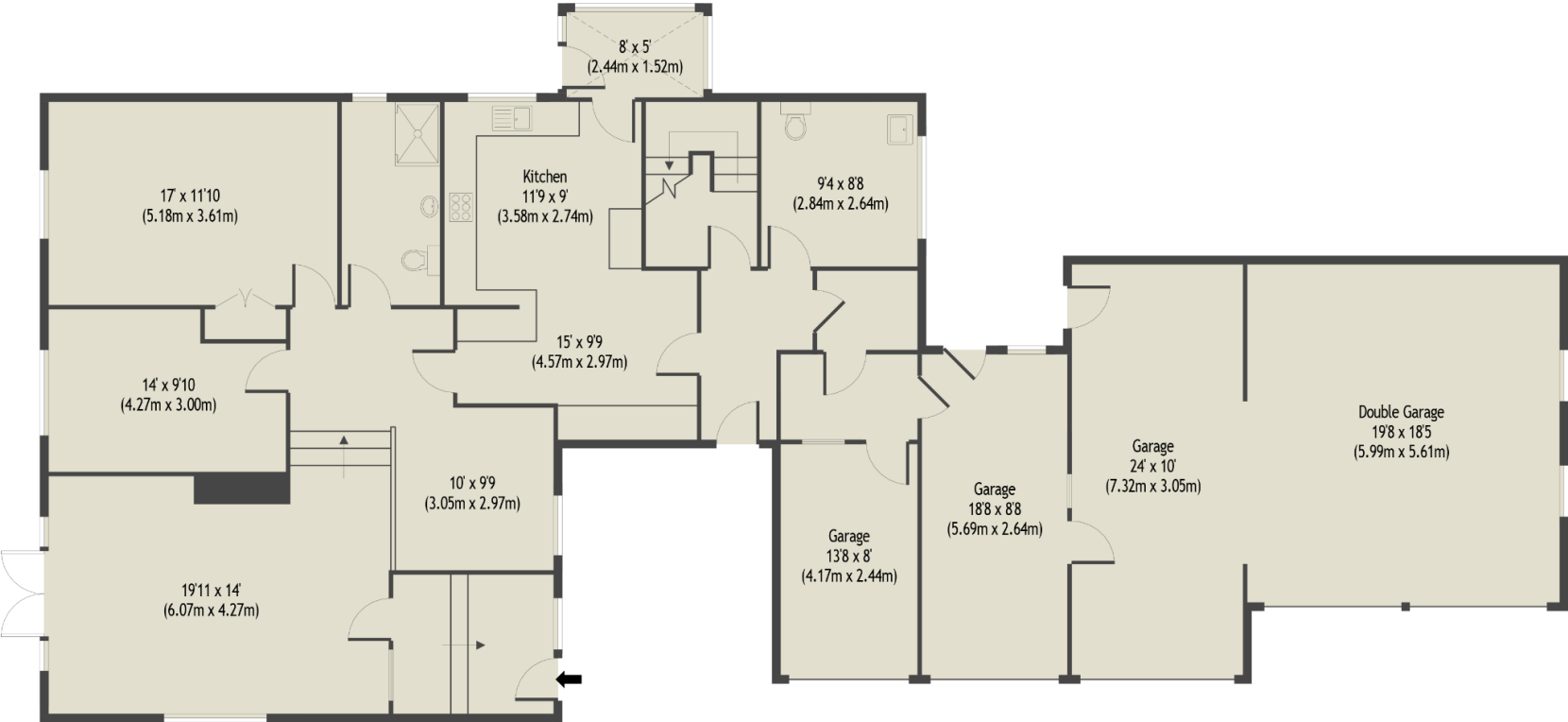
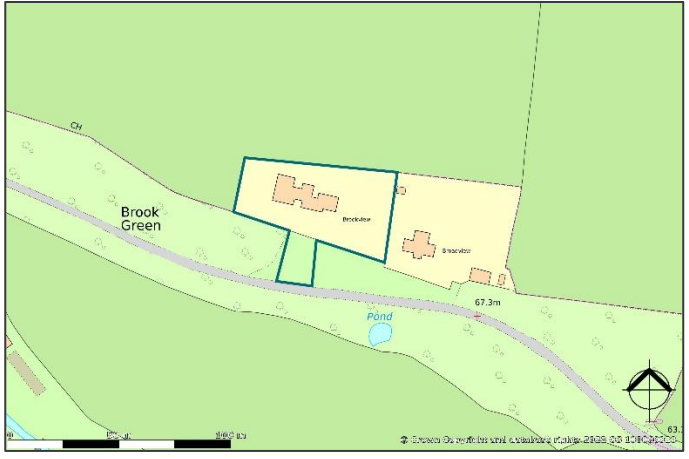
Hawstead is a small village only 3 miles south of the historic cathedral town of Bury St Edmunds, which is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm.

With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge, Ipswich and Norwich.

Tenure: Freehold • Council Tax: West Suffolk Band G • EPC 'E'



Brook View, Hawstead
 Approx. Gross Internal Floor Area - 2027 Sq ft / 188 Sq M
 Garages - 928 Sq ft / 86 Sq M



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