



A BEAUTIFULLY MODERNISED AND EXTENDED VICTORIAN VILLAGE HOUSE IN 0.58-ACRE

Wildcroft, Elmswell Road, Great Ashfield, Bury St Edmunds, Suffolk IP31 3HQ

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ESTABLISHED 1966

Wildcroft
Elmswell Road
Great Ashfield
Bury St Edmunds
Suffolk IP31 3HQ

- *Stowmarket Mainline Station 8 miles*
- *Bury St Edmunds 9 miles*
- *Ipswich 16 miles*

ENTRANCE HALL • SITTING ROOM • SNUG • CONSERVATORY
KITCHEN/BREAKFAST/GARDEN ROOM • UTILITY ROOM/
CLOAKROOM • 4 BEDROOMS • EN SUITE SHOWER ROOM
BATHROOM • GARAGE • **ALL IN 0.56-ACRE**

Situated within this well-regarded and convenient village, Wildcroft is a beautifully presented detached Victorian house, built of traditional construction with soft-red-brick elevations underneath a slate roofline.

As typical with Victorian architecture, proportions are balanced and generous, with good ceiling heights and a high level of natural light throughout. The property has been subject to considerable remodelling and updated in the last 6 years, cleverly fusing the original characteristics and elegance with contemporary nuances and stunning remodelled kitchen/dining extension.

Included within the recent modernisation works are replacement windows, guttering and soffits as well as a new heating system with upgraded radiators.

The accommodation is arranged over two floors, extending to almost 2,000ft², with the ground floor comprising a reception hall with original quarry tiles floors; sitting room with exposed floorboards, open fireplace with wood-burning stove and large sash windows; a snug with fireplace housing a wood-burning stove whilst to the south is a large modern conservatory.

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Guide: £650,000 (Freehold)



The kitchen has been beautifully crafted and finished using the highest quality materials, with bespoke handmade painted shaker-style units and cabinetry with quartz worktops with matching large island with twin Belfast sink, space for freestanding range-style cooker with extractor over, bi-fold doors to the garden and tiles floors, leading to a family seating area with new wood-burning stove and a fabulous dining room extension with twin sets of bi-fold doors and large rooflight. There is a rear lobby with doors to the garden and cloakroom/utility.

On the first floor is a spacious landing area with exposed floorboards, giving access to four elegant good-sized bedrooms served by an en suite shower room and a high-quality family bathroom with freestanding bath with view over the gardens.

Outside

The property is approached from the road onto a gravel driveway, providing parking for numerous vehicles, together with a detached single garage and EV car charger.

The owners have installed a large terrace adjoining the house, with brick retaining walls and steps leading up to a lawned garden, with a variety of mature trees and shrubbery. Leading up to the east from the garden is a gated and secure light woodland area.

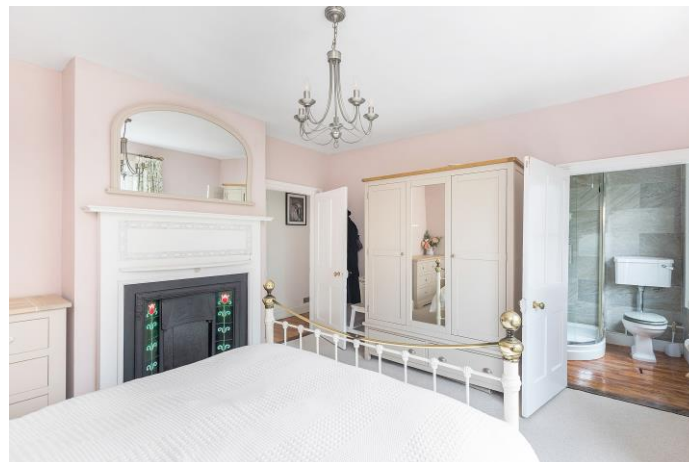
Services

Mains water, drainage and electricity • Oil-fired heating • Broadband 35Mb • Mid-Suffolk Council Tax Band 'E' •

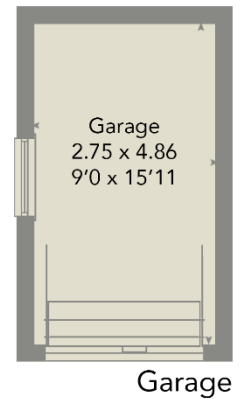
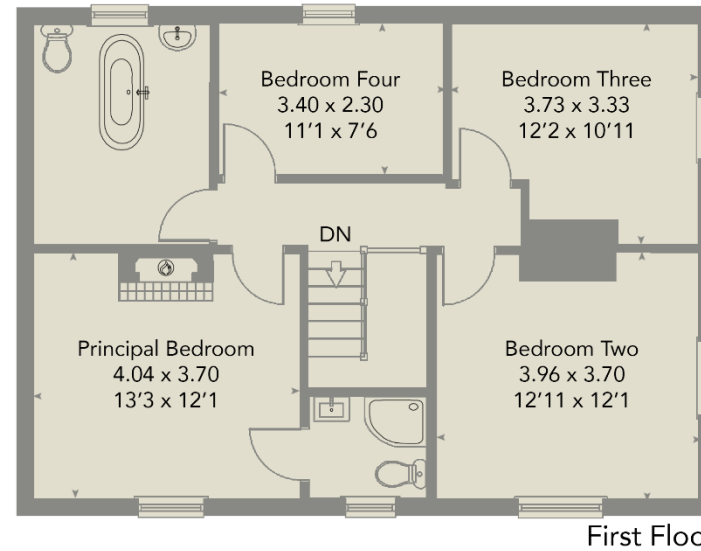
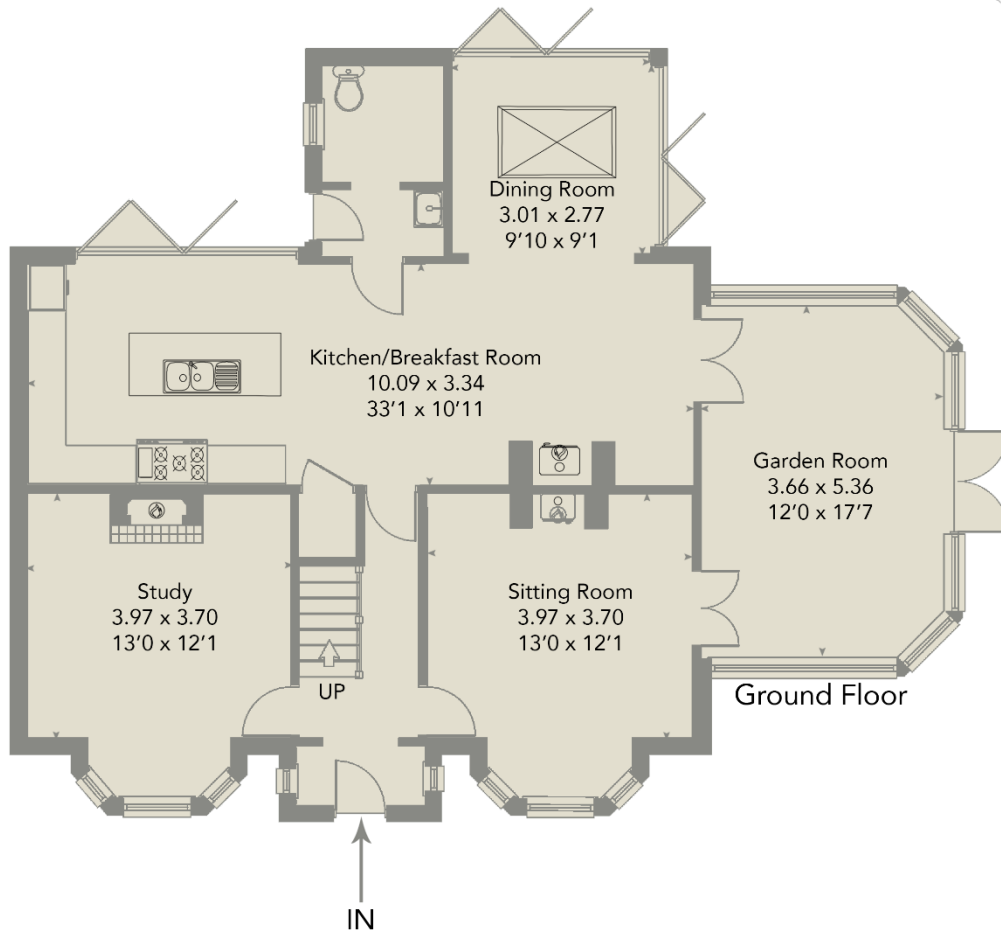
Directions

From Bury St Edmunds, proceed on the A14 towards Ipswich, taking the exit signposted Woolpit and Elmswell. At the roundabout, take the third exit and continue towards Elmswell and just after the church, turn left in to School Lane.

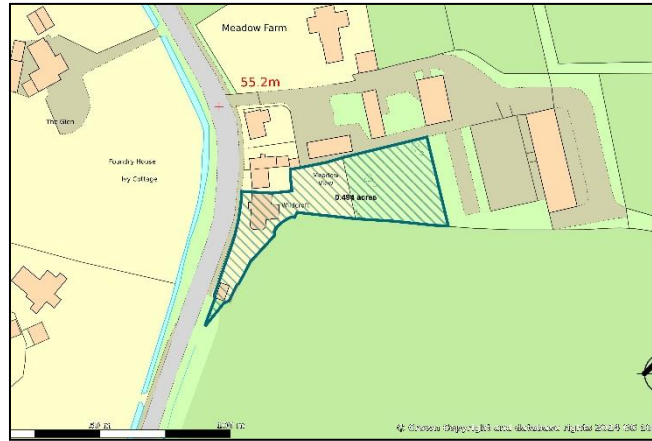
Follow the road to the T-junction, turn left and proceed over the railway crossing into Ashfield Road. Leave Elmswell and on reaching Great Ashfield, the property will eventually be found on the right-hand side.



Approximate Gross Internal Area = 185 m² / 1991 ft²
Garage = 13 m² / 140 ft²
Total = 198 m² / 2131 ft²
For identification purposes only - Not to scale



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. Produced on behalf of Bedfords Estate Agents © 2024





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