



**AN ATTRACTIVE GRADE II LISTED DETACHED COTTAGE SITUATED WITHIN THIS RURAL VILLAGE**

Fleurael Cottage, Westhorpe, Suffolk IP14 4SU

[bedfords.co.uk](http://bedfords.co.uk)

**Bedfords**

ESTABLISHED 1966

# Fleurael Cottage

## Westhorpe

### Suffolk

#### IP14 4SU

- *Stowmarket Mainline Station 8 miles*
- *Diss 12 miles*
- *Bury St Edmunds 14 miles*
- *Cambridge 43 miles*

SITTING ROOM • DINING ROOM • STUDY • KITCHEN •  
GROUND-FLOOR SHOWER ROOM/UTILITY • 2 DOUBLE  
BEDROOMS • BATHROOM • GARAGE **ALL IN 0.28-ACRE**

Situated in an enviable location within this small rural village, Fleurael Cottage is an attractive detached, timber-framed cottage with rendered elevations underneath a thatched roofline, and believed to date back to the 16th century, and is Grade II listed, being of specific architectural or historical interest.

The cottage has been well maintained and improved in recent years with the installation of a new oil-fired central heating system and updated throughout.

The property benefits from many notable features throughout, with a lovely exposed timber-frame, original doors and fireplaces. Extending to around 1,350ft<sup>2</sup> the accommodation comprises a sitting room, which enjoys a triple-aspect with attractive oak bay windows to the south and west, red-brick inglenook and exposed ceiling timbers and studwork.

The dining room has a large inglenook and parquet flooring, leading to the kitchen which is fitted with a range of Shaker-style units, with oak worktops, breakfast bar and freestanding range cooker.

## AN ATTRACTIVE GRADE II LISTED DETACHED COTTAGE, SITUATED WITHIN THIS RURAL VILLAGE WITH VIEWS TOWARDS THE CHURCH

**Guide: £495,000**



There is a double aspect study/bed 3 with parquet flooring and doors to the garden, with further access to a refitted shower/utility room with cupboard housing the water tank.

On the first floor is a landing area with original mullion window, linen cupboard and access to the principal bedroom with a triple-aspect and generous ceiling heights, modern bathroom suite with towel rail and a large double bedroom 2 to the east.

### Outside

The gardens are a particular attribute of Fleurael Cottage, with mature, well-stocked flowering beds, interspersed with a variety of trees and shrubs and laid partially to lawn, with a good deal of privacy and seclusion. There is a vegetable garden and summer house.

A driveway to the side leads to a detached timber-framed garage with weatherboard elevations underneath a pan-tiled roofline and electric up-and-over door with an additional driveway parking space.

### Services

Mains water, drainage and electricity. Oil-fired heating.

Freehold. Mid Suffolk District Council – Band E

### Location

Mentioned in the Domesday Book and centering around Westhorpe Hall, the former seat of the Dukes of Suffolk and home to Mary Tudor, the village is steeped in history. Today, Westhorpe is a quiet peaceful village off the beaten track, and Fleurael Cottage can be found in pleasant position, with views to the church.

The nearby village of Bacton is only 2 miles away, with local amenities to include general store and post office, fully serving garage, doctors' surgery and schooling. Westhorpe is situated between the principal towns of Bury St Edmunds, Stowmarket and Diss, the latter two providing a mainline rail link to London's Liverpool Street.

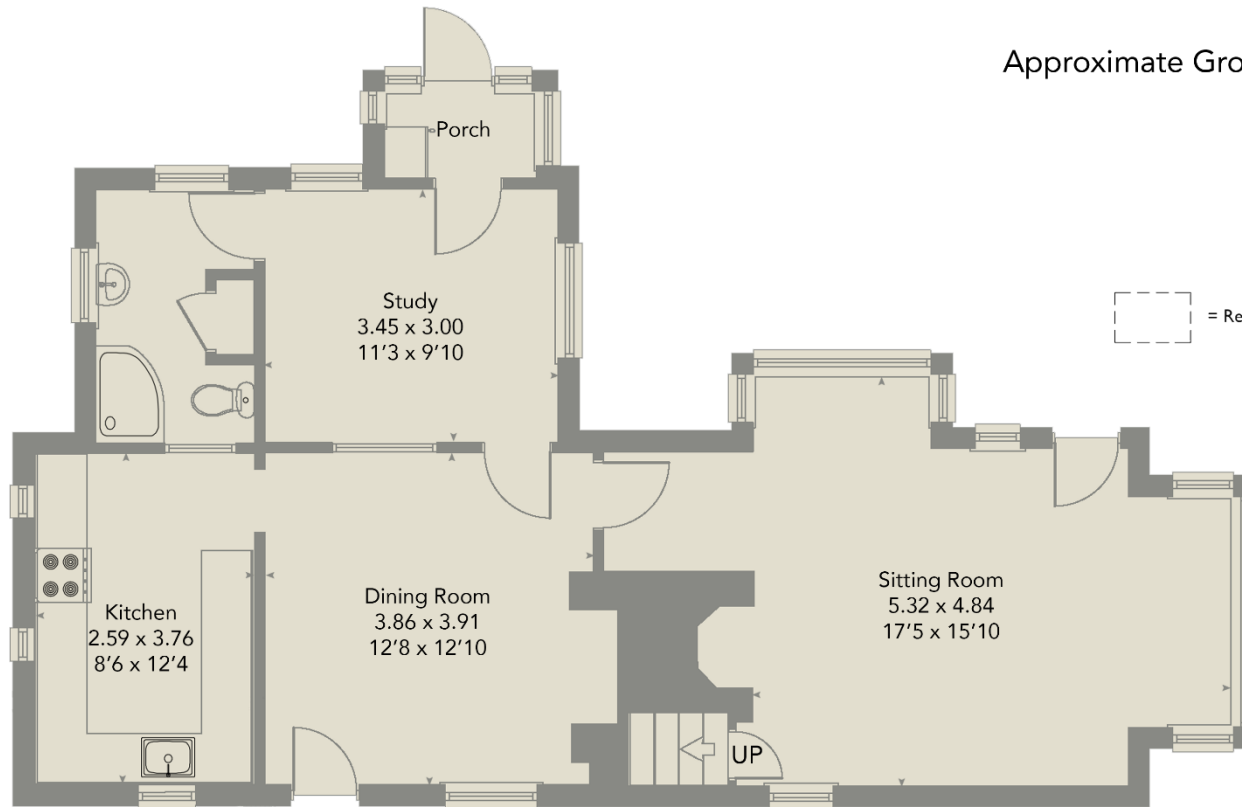



Approximate Gross Internal Area = 125 m<sup>2</sup> / 1345 ft<sup>2</sup>

Garage = 20 m<sup>2</sup> / 215 ft<sup>2</sup>

Total = 145 m<sup>2</sup> / 1560 ft<sup>2</sup>

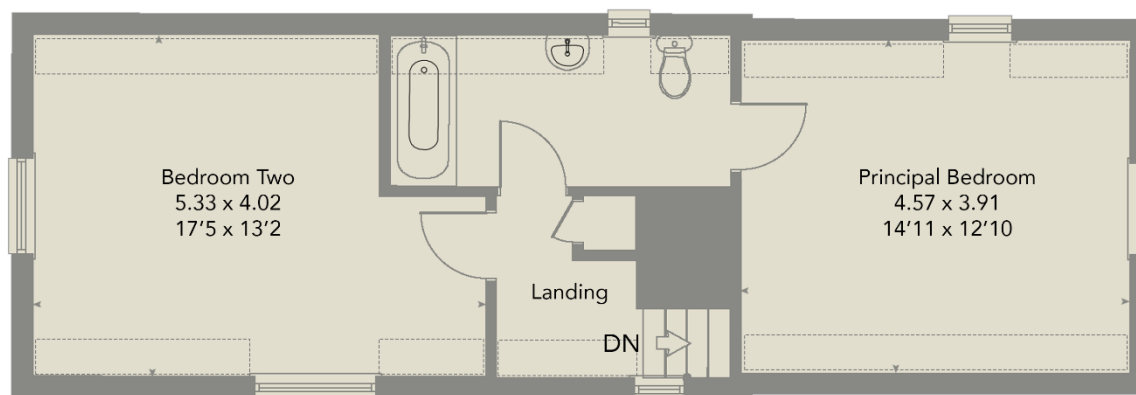
For identification purposes only - Not to scale



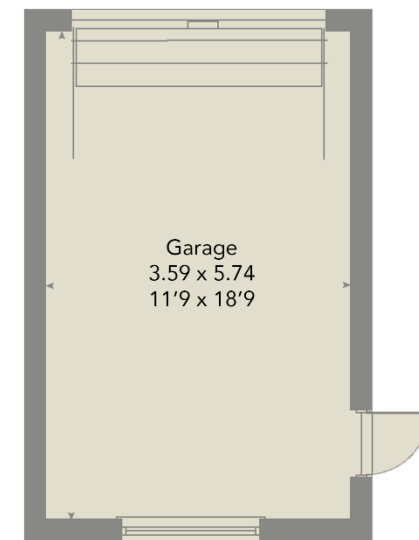
 = Reduced headroom below 1.5m / 5'0



Ground Floor

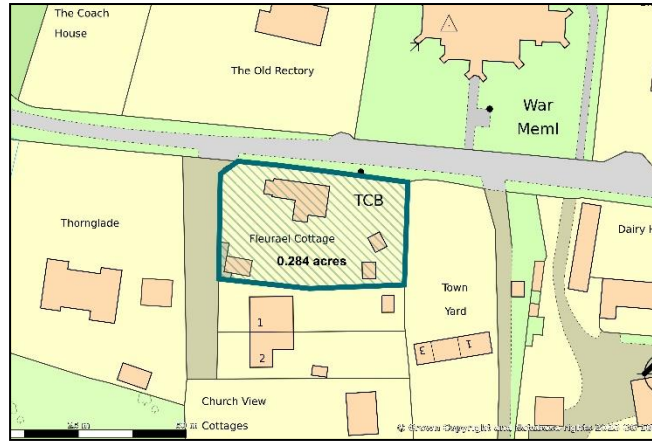


First Floor



Garage

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 © 2023





# Bedfords

ESTABLISHED 1966

15 Guildhall Street, Bury St Edmunds IP33 1QD | 01284 769 999 | [BEDFORDS.CO.UK](http://BEDFORDS.CO.UK)