AN ATTRACTIVE GRADE II LISTED HOUSE, TUCKED AWAY WITHIN THIS WELL-REGARDED VILLAGE WITH VIEWS TO THE CHURCH

St Peters Guildhall, Quaker Lane, Bardwell, Bury St Edmunds, Suffolk IP31 1AL

Bedfords

ESTABLISHED 1966

St Peters Guildhall
Quaker Lane
Bardwell
Bury St Edmunds
Suffolk IP31 1AL

- *Bury St Edmunds 10 miles*
- *Diss (Mainline Station) 13 miles*
- *Norwich 34 miles*

AN ATTRACTIVE GRADE II LISTED HOUSE, TUCKED AWAY WITHIN THIS WELL-REGARDED VILLAGE WITH VIEWS TO THE CHURCH

Guide: £475,000

SITTING ROOM • DINING ROOM • AGA KITCHEN/
BREAKFAST ROOM • 3 BEDROOMS • BATHROOM
ATTRACTIVE GARDEN

Tucked away in a private setting overlooking the village church, St Peters Guildhall is an attractive Grade II listed house, believed to date back to the late 15th century as Hall of the Guild of St Peter, subsequently converted into 12 almshouses in the 16th-century.

The property was subsequently restored as two houses in early 1960's, and thankfully many original features remain, from the exceptional timber-frame and inglenook fireplaces to original floors and ornate late 17th-century floral plaster designs, reset in the outer wall.

The accommodation is arranged over two floors, extending to around 1,500ft^2, comprising reception/dining hall, enjoying a double aspect, open fireplace, tiled floors and staircase to the first-floor/bedroom 2 with en suite WC. The sitting room is an elegant space, with heavily timbered ceiling with good height, large inglenook with bressummer and wood burning stove and tiled floors.

The traditional Aga kitchen with wood-fronted base and eye level units, with access to the garden, pamment floors, second staircase to the first floor and enjoys a double aspect.

On the first floor is a large landing area with exposed floorboards, a double aspect principal bedroom with bedroom 3 and the family bathroom, with panelled bath with shower over, pedestal wash hand basin and low level WC.

Outside
This property stands in a private garden with views over the church, with lawned area, raised beds, fish pond and garden shed. It is a delightful peaceful setting with views across to the church. The property has vehicular rights over a driveway owned by the neighbour, leading to the property with parking to space for one car.

Services
Mains water, drainage and electricity • Gas-fired heating
Council Tax Band E • Broadband speed 30 Mb

Location
Bardwell village is situated in the rural northwest of the county of Suffolk. The River Blackbourne passes through the Parish and the village lies on gently undulating land conveniently located between the towns of Bury St Edmunds and Diss.

The Parish of Bardwell extends over 4 miles north-south but averages only about one mile east-west. In 2005 there were 580 electors in 310 houses. Amenities include a well-supported public house, active Sports and Social Club with cricket and football teams, the *Grumpy Goat* bar and restaurant in the village. There is also the village school.
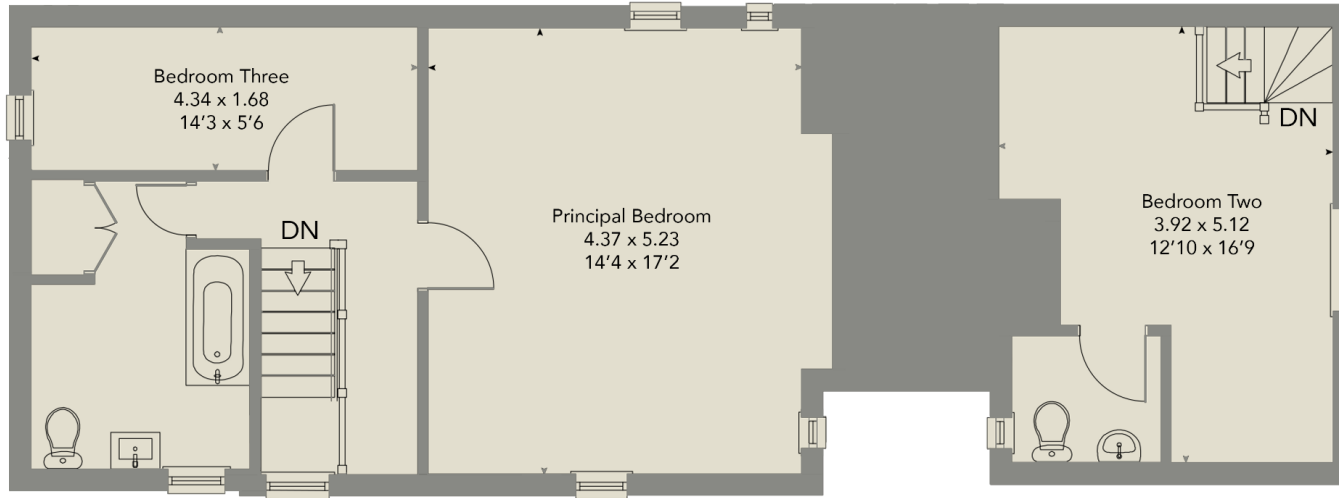
Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus 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.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation.

Approximate Gross Internal Area = 145 m² / 1561 ft²
For identification purposes only - Not to scale

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First Floor

Bedroom Three
4.34 x 1.68
14'3 x 5'6

DN

Principal Bedroom
4.37 x 5.23
14'4 x 17'2

DN

Bedroom Two
3.92 x 5.12
12'10 x 16'9

Ground Floor

Kitchen
3.40 x 5.22
11'2 x 17'1

Living Room
5.50 x 5.22
18'0 x 17'1

DN

DN

UP

Dining Room
3.60 x 5.22
11'10 x 17'1

UP

IN