



AN ATTRACTIVE PERIOD COTTAGE, SITUATED WITHIN THIS HIGHLY-REGARDED RURAL VILLAGE

Old Rectory Cottage, Langham, Bury St Edmunds, Suffolk IP31 3EE

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ESTABLISHED 1966

Old Rectory Cottage

Langham

Bury St Edmunds

Suffolk IP31 3EE

- Wyken Vineyard 2 miles
- Woosters Bakery 5 miles
- Bury St Edmunds 11 miles
- Diss Mainline Station 15 miles

SITTING ROOM • DINING ROOM • KITCHEN • CONSERVATORY
3 BEDROOMS • 2 BATHROOMS • DOUBLE GARAGE •
ALL IN 0.53-ACRE

Situated in an enviable setting within this small rural village, Old Rectory Cottage is an outstanding 19th century home built of traditional construction with red-brick elevations underneath a plain tiled roofline.

The property provides charming accommodation retaining a wealth of original features, currently comprising an entrance door opening to a dining room with large red brick fireplace and wood burning stove, window to front, exposed ceiling timber, staircase off to first floor and door to a delightful sitting room displaying a large red brick fireplace with wood-burning stove, exposed ceiling timber and two windows offering delightful views across the front gardens.

The rear hall has a built in cupboard, door to a re-fitted bathroom and a further door leads to the kitchen, which is fitted with a matching range of units complemented by built-in appliances including a electric hob, electric oven, Belfast sink, fridge and dish washer. A particular feature is the striking arched stone windows overlooking the rear gardens. The Victorian style conservatory has French doors to side and affords wonderful views of the grounds.

On the first floor is a landing with built in cupboards and windows overlooking front gardens. The three charming bedrooms overlook the gardens and recently and tastefully re-fitted shower room completes the accommodation which is offered with no onward chain.

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Guide: £649,995



Outside

The property has a delightful approach down a long sweeping driveway providing extensive vehicle parking, turning space and leading to a detached garage/workshop (20'x16') with power and lighting connected.

The grounds are a fabulous feature providing the occupants with an excellent degree of privacy, whilst stocked with an abundance of mature and specimen trees, shrubs, small wooded copse, lawned gardens and flower beds. The grounds extend in all to just over 1/2 of an acre (sts).

Location

The property is beautifully situated in a private and secluded setting close to the centre of this small picturesque village. Langham is a sought after and pretty village situated to the north east of Bury St Edmunds and provides convenient access to the A14 dual carriageway linking to east coast ports, Cambridge and London via the M11 motorway and the rail station at Stowmarket.

Directions

When entering Langham from the direction of Bury St Edmunds and Hunston, follow the road past Langham Hall and the driveway leading to Old Rectory Cottage, will be found a short distance further on the right hand side.

Services

The property benefits from oil-fired central heating, mains water, electricity and private drainage via a Klargester treatment system.

Tenure: Freehold • Mid-Suffolk Council Tax Band 'D' • EPC 'F'

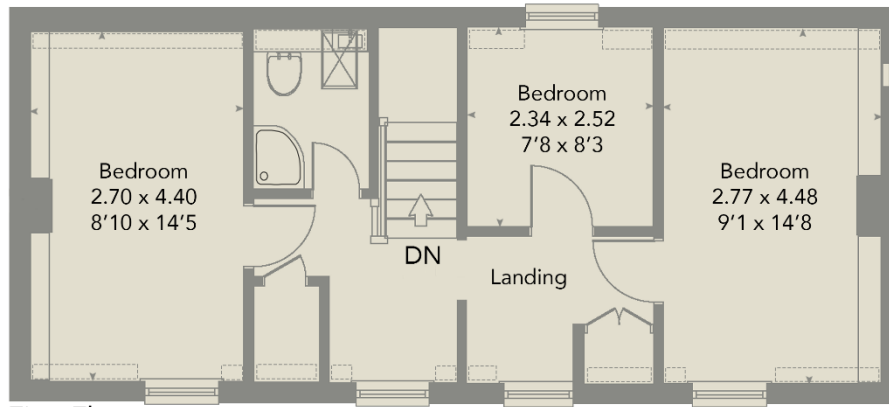


Approximate Gross Internal Area = 129 m² / 1388 ft²


Garage = 29 m² / 312 ft²

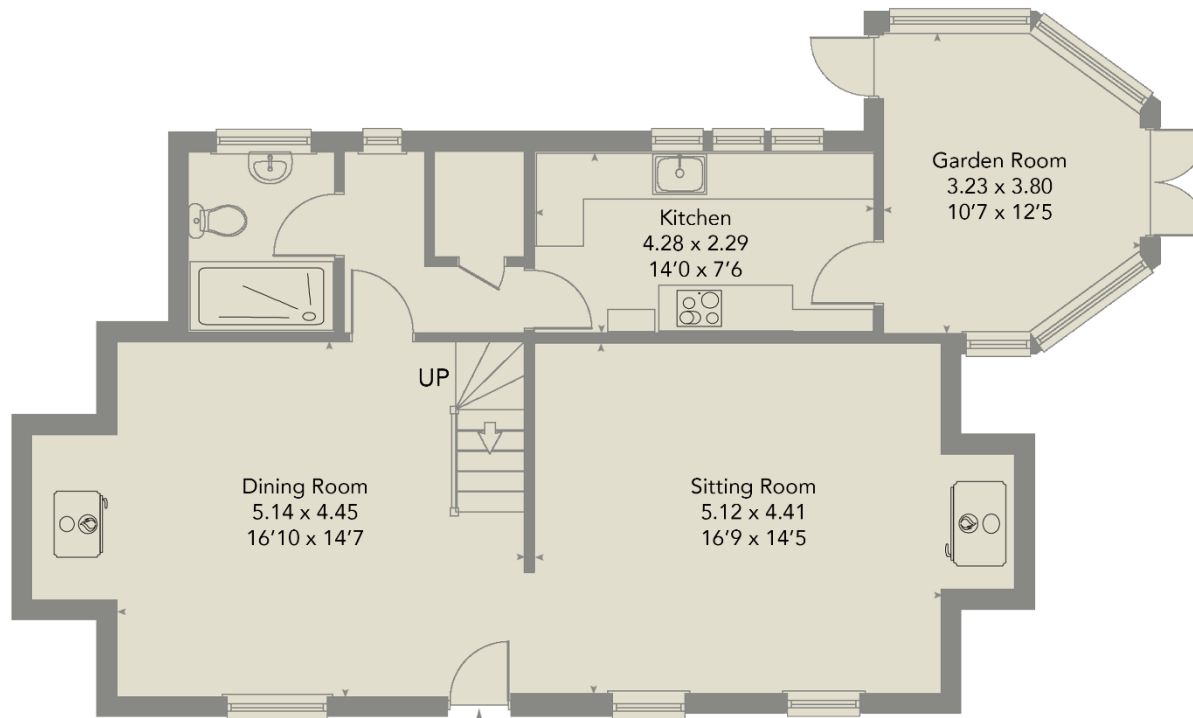
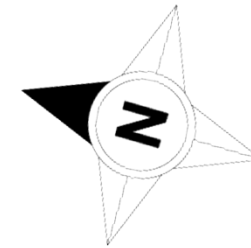
Total = 158 m² / 1700 ft²

For identification purposes only - Not to scale

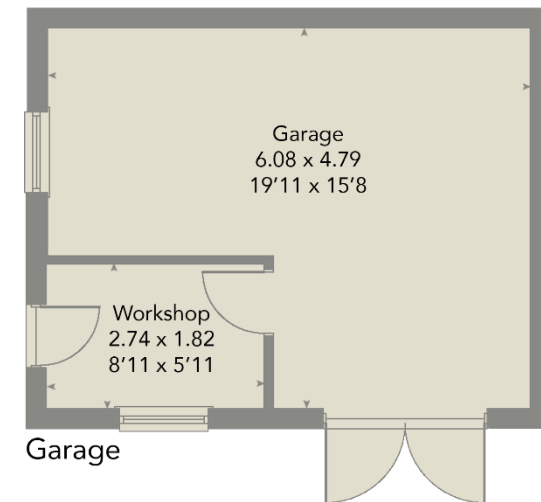


First Floor

 = Reduced headroom below 1.5m / 5'0



Ground 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





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