



AN ATTRACTIVE PERIOD COTTAGE WITH LARGE GARDEN, SITUATED WITHIN THIS RURAL VILLAGE

Tudor Cottage, Church Road, Westhorpe, Suffolk IP14 4SU

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ESTABLISHED 1966

Tudor Cottage Church Road Westhorpe Suffolk IP14 4SU

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

SITTING ROOM • DINING ROOM • KITCHEN/BREAKFAST ROOM • GROUND-FLOOR SHOWER ROOM • UTILITY • 2 BEDROOMS • DRESSING ROOM • CART-LODGE WITH WORKSHOP • SUMMERHOUSE **ALL IN 0.17-ACRE**

Situated in an enviable location within this small rural village, Tudor Cottage is an attractive detached, timber-framed cottage with rendered elevations underneath a thatched roofline and believed to date back to the late 17th century, and is Grade II listed, being of specific architectural or historical interest.

The cottage has been well maintained and improved in recent years, notably the thatched ridge replaced 4 years ago and a new oil-fired boiler installed in 2023.

The property benefits from many notable features throughout, with a lovely, exposed timber-frame, original doors and fireplaces. Extending to around 1,173ft² the accommodation comprises a sitting room, which enjoys a triple-aspect with red-brick inglenook and exposed ceiling timbers and studwork.

The dining room has a large inglenook and oak floors, leading to the kitchen which has been refitted with a range of modern Shaker-style units, with quartz worktops, integrated double oven, 4-ring hob and extractor over. There is a utility room with refitted ground-floor shower room.

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OIEO: £465,000



On the first floor is a landing area with exposed timbers, principal bedroom with double-aspect and second bedroom with dressing area and WC.

Outside

Tudor Cottage enjoys a large garden plot, with many areas of interest. The front garden is largely lawned, sat behind a low brick-and-flint wall, with side driveway leading to a modern cart-lodge, with one open bay and second enclosed bay.

The rear garden has been well-maintained, with garden terrace, lawned areas and well-stocked beds. There is a handmade summerhouse, log-store and garden shed, as well as an area designated for vegetable gardens with greenhouse.

Services

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

Freehold. Mid Suffolk District Council – Band D.


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.

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.





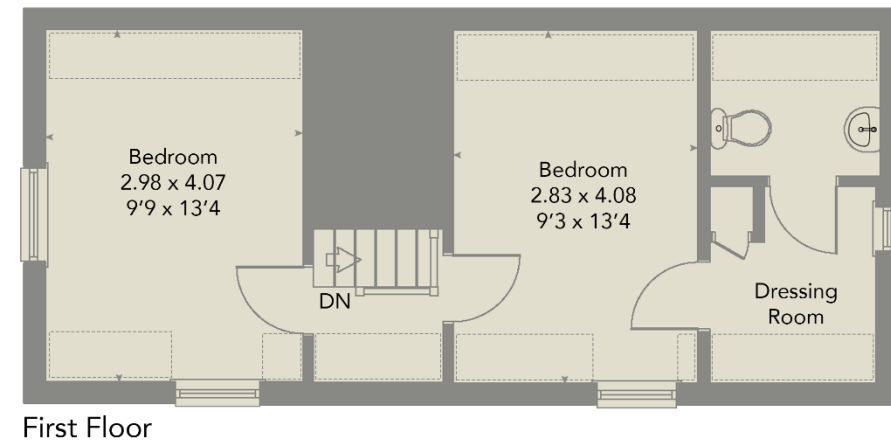
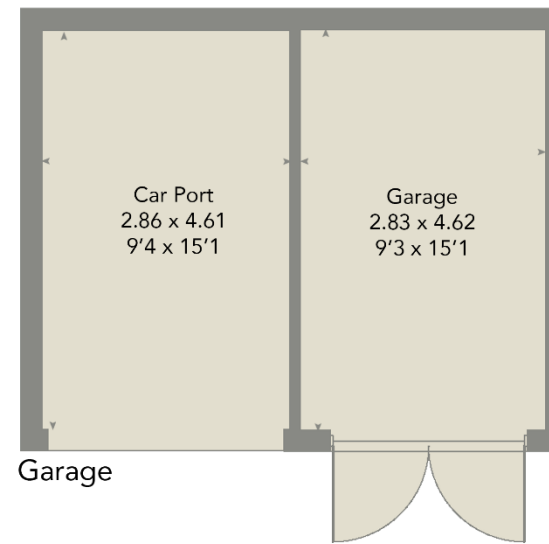
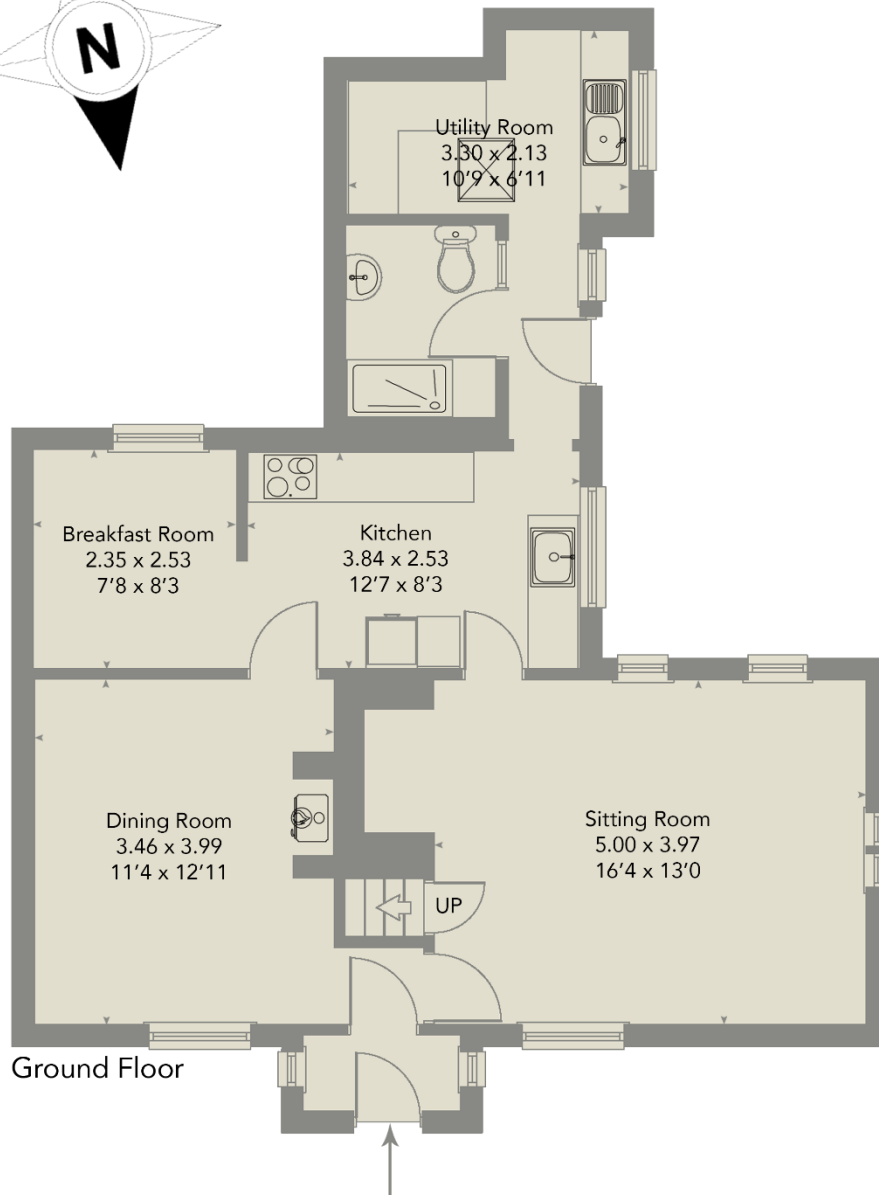
 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 109 m² / 1173 ft²

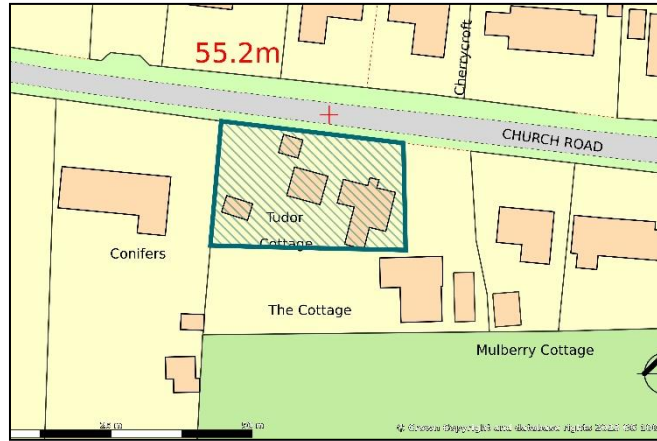
Garage = 27 m² / 290 ft²

Total = 136 m² / 1463 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 © 2023





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