



Dairy Cottage, Hengrave, Bury St Edmunds, IP28 6LT

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ESTABLISHED 1966

Dairy Cottage

Hengrave

Bury St Edmunds

IP28 6LT

- Bury St. Edmunds Railway Station – 3.2 miles
- Cambridge – 29 miles
- Stansted Airport – 50 miles
- Aldeburgh – 50 miles

ENTRANCE HALL | SNUG | SITTING ROOM | KITCHEN/DINER | UTILITY
| PRINCIPAL BEDROOM WITH EN SUITE | 2 FURTHER BEDROOMS |
BATHROOM | DOUBLE CARTLODGE |

A covered oak-framed open porch leads to a central hall with tiled floor and access to main accommodation. To the right, overlooking the front, is a stripped parquet floored semi-vaulted snug with bench storage, and boiler cupboard. A glazed door leads through to the adjacent sitting room with stripped parquet flooring, a double-aspect room with a semi-vaulted front elevation, a large feature open fireplace with stone surround and hearth, and additional side door to communal path. A door leads through to a staircase and inner hallway with part glazed door through to kitchen/diner, with exposed brickwork feature wall this room is a real feature of the property, with original tiled floor area and stripped parquet flooring, the room is divided in to a purpose-built benched eating area with storage below, and a pair of large French doors to the side terrace. The kitchen itself is solid wood painted shaker-style kitchen with a granite worktop, one-and-a-half bowl stainless-steel inset sink, and breakfast bar. Within the kitchen is a built-in dishwasher, space for a large Rangemaster, built-in fridge, larder storage, a pair of glass-fronted lit display cabinets, with extra, cleverly hidden understairs storage with shelving and electricity connected for additional appliances.

Completing the ground-floor off the entrance lobby is a utility room with a Belfast sink with storage below and cupboards above, and plumbing and space for a washing machine. Cloakroom with hand basin and low-level WC.

The central first-floor landing, with a range of built-in storage cupboards, gives access to the bedroom accommodation. The principal bedroom has an ultra-modern glass en suite, with a back to the wall WC, built-in vanity basin with storage below and mirror above, and a separate walk-in, fully tiled, glass enclosed shower with both fixed and hand-held shower heads. Two further bedrooms, one

EXCEPTIONAL QUALITY THROUGHOUT, WITH ANNEXE PERMISSION – SET IN ½ AN ACRE.

Guide: £595,000 freehold



double, one generous single, both have the benefit of the fully tiled family bathroom with a matching white suite, vanity basin with storage below and low-level WC, bath with adjustable head shower above and shower screen.

Outside

Immediately to the side of the property, approached from the French doors from the kitchen, is a paved terrace with an adjacent store cupboard for additional storage currently housing tumble dryer.

A gravel path leads through to the former warehouse, currently used as a gym, although ideal for a separate office, if required. Further garden shed, and slate based al fresco eating area. Immediately to the front of the property is a well-screened lawned area with a gravel path leading down to the parking, which is in two areas, one immediately within the gated entrance, the other in front of the large double-storey cart lodge with storage above.

AGENT'S NOTE:

The property, over the last few years, has undergone a significant programme of improvements, including remodelling of the kitchen, inclusion of a new en suite shower, replaced with double-glazed windows. Also has had a new boiler and heating system and rewiring. The property now presents as a light and airy, stylish, period home, and viewing is strongly recommended.

AGENT'S NOTE:

Planning permission was granted under reference DC/22/1615/FUL for the conversion of the cart lodge to form annexe accommodation, one being a two-bedroom on the ground-floor, the other a first-floor bedsit approached by an external wooden staircase.

GENERAL INFORMATION

- Mains water, LPG, drainage and electricity.
- LPG heating
- Council Tax band D - £2,000.96 – West Suffolk
- EPC rating F
- Ofcom states Superfast broadband available
- Limited mobile signal (Current vendors work from home)
- Property is in a conservation area
- Electric car charging point

Location

Hengrave is a small village located three and a half miles north west of the historic market town of Bury St Edmunds with its fine cathedral and excellent modern shopping facilities, and also convenient for the A14 dual carriageway to Newmarket, Cambridge and the M11 to London. Local amenities include post office/stores, village pub, and regular bus/coach services.



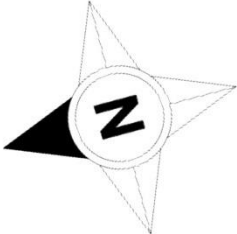
Approximate Gross Internal Area = 133 m² / 1432 ft²

Garage = 86 m² / 925 ft²

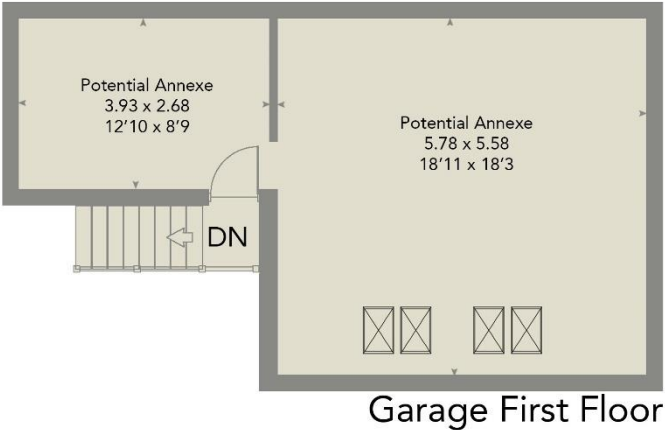
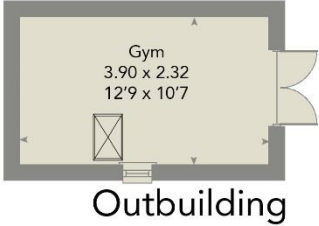
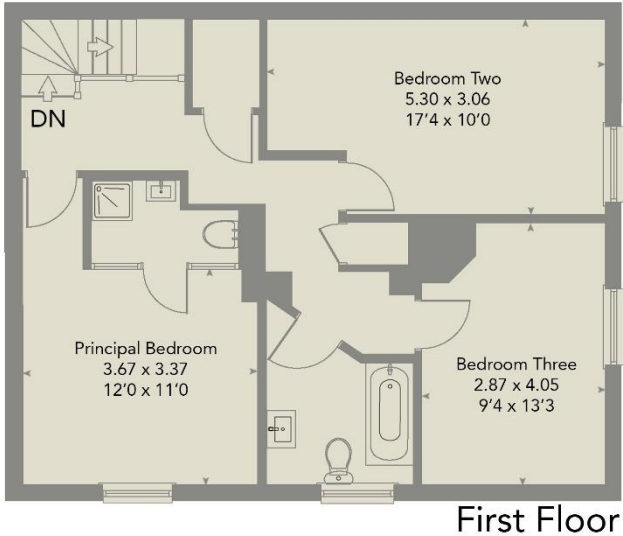
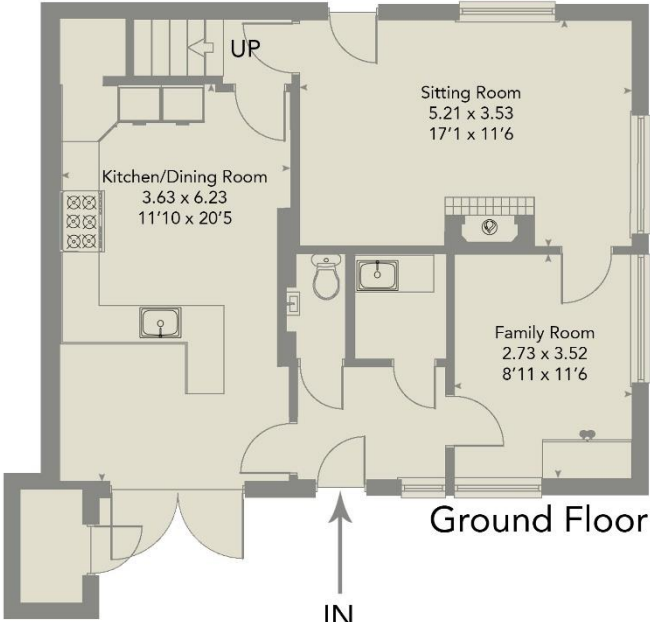
Outbuilding = 9 m² / 97 ft²

Total = 228 m² / 2454 ft²

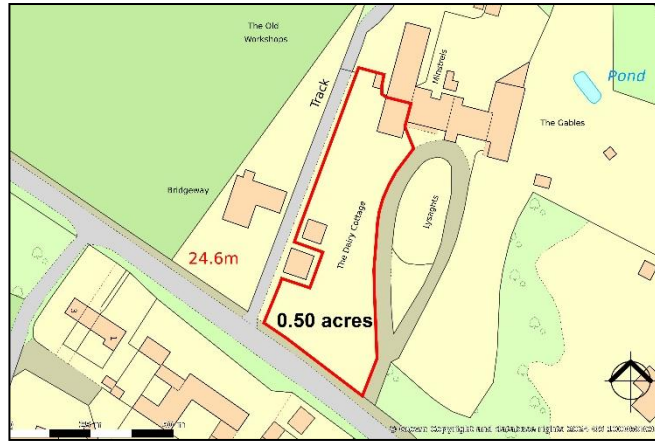
For identification purposes only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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