



Holland Cottage
The Street
Coney Weston
Bury St. Edmunds, Suffolk
IP31 1HG

Guide Price £650,000





- Set in 0.32ac with views over fields.
- Tucked away in the village
- Edwardian house with stylish accommodation
- Large garage and workshop
- 3 reception areas, 4 bedrooms

Location

Holland Cottage is set along a small lane (Coles Path) with a superb outlook to the rear over a grass meadow and is therefore hidden from view but just out of the centre of the pretty village of Coney Weston. The village has a pub with bowls green, primary school, village hall and childrens' playing fields and a lovely thatched church. Coney Weston is surrounded by similarly attractive villages and there are many key walking routes, including the National Trail Peddars Way. It is well situated with easy access to Bury St Edmunds (12 miles) and the A14 Corridor allowing a swift route to Newmarket and Cambridge. For those needing access to London there is the Norwich to London mainline at Diss (12 miles) or at Thetford (7 miles) which is on the Norwich to Cambridge line with connections to Kings Cross. The village has a lovely community feel in a delightful rural setting with all the advantages of modern conveniences close at hand.





The Property

The original part of the house was built 1923 and has Edwardian features including the front veranda, the roof overhang, and the gable end timberwork. The current owners have undertaken a full scheme of upgrading during their time here which has also included a sympathetic extension to the rear to create a good size family home in a great location. The style of the house compliments its age, the rooms all have good levels of natural light and the house has a good flow. The ground floor bedroom with its ensuite is ideal if you have visitors coming or an elderly relative and there are still three quite generous bedrooms upstairs.

Overall this house offers space and style in a lovely position.

Outside

This house is well set within in grounds which extend to 0.130ha (0.32ac) and run onto a grassed meadow at the rear. The house is very private with a tall hedge at the front beyond which is lawned garden which wraps around the house to the rear which is also lawned and includes a south facing patio. To the other side of the house is a shingle drive which provides plenty of parking and leads up to the garage (5.9m x 5.3m) and workshop (7.3m x 3.1m plus 4.1m x 1.9m)

Services

Mains water, electricity and drainage are connected. Electric heating.



Directions

From Diss heading west on the A1066. In Garboldisham turn left onto the B1111 and continue through Hopton and into Barningham. Turn right signed to Coney Weston and follow the road into the village, past the Pub and on the 'S'bends turn right into The Street. In 350m (directly opposite the post box) turn right onto Coles Path and Holland Cottage is at the top on the right. What3Words – relished.code.offices

Viewing

Strictly by appointment with TW Gaze.

Freehold

Ref: 2/18650/MS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Important Notice

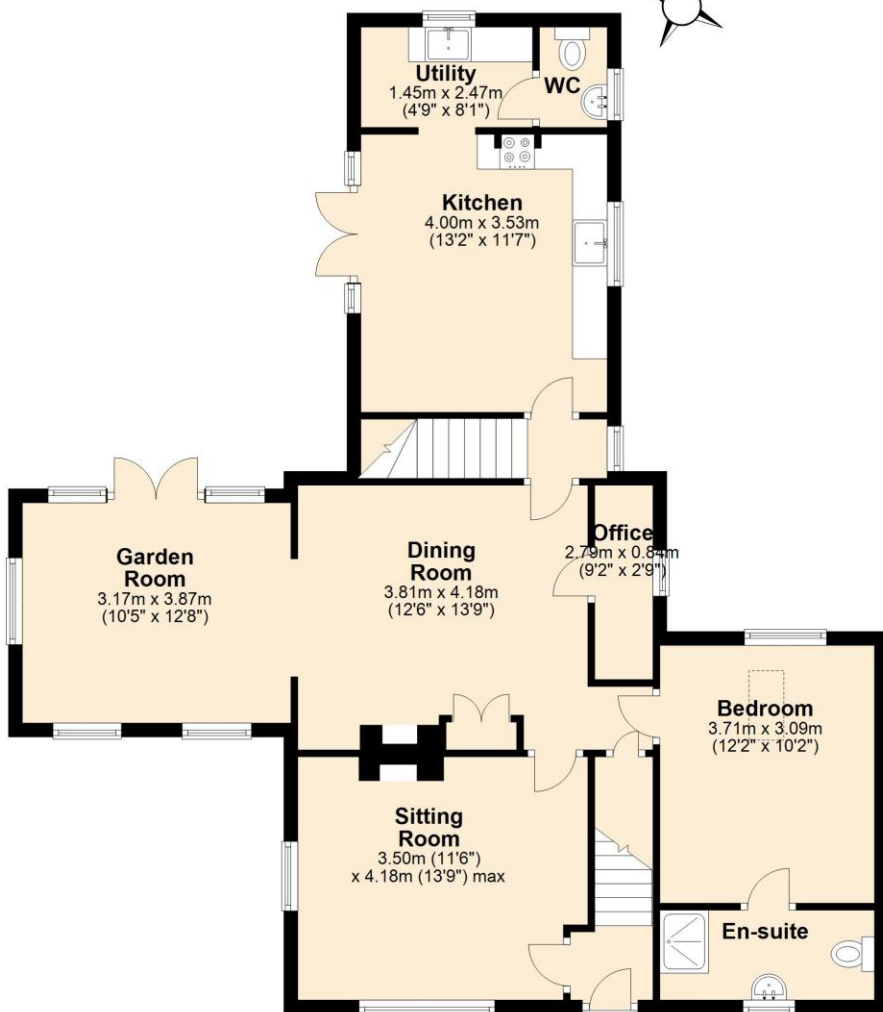
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Ground Floor

Approx. 89.7 sq. metres (966.0 sq. feet)



First Floor

Approx. 61.5 sq. metres (661.9 sq. feet)



Total area: approx. 151.2 sq. metres (1627.9 sq. feet)

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