



EH

EXQUISITE
HOME

Set within a picturesque Suffolk village...

One of the older buildings in the village is this delightful semi detached Georgian cottage thought to have been constructed in 1783. The present owners bought it in 2020, attracted by its many period features, its proximity to the A14 and the many public footpaths and dog walks round and about the village. Since moving in, they have redecorated, sanded, varnished and painted the staircase, repainted the front door lavender and laid more grass in the rear garden. A mature wisteria climbs up the front of the building and there are two parking spaces here. Further parking can be found in the village hall car park and in a neighbouring layby. The front door leads into a little lobby which opens into the stunning living/dining room. Floored in engineered oak, with exposed beams, the focal point is the wonderful original brick fireplace full of little shelves, nooks and openings. The wood burner throws out vast amounts of heat and the owners particularly enjoyed sitting in front of it during the recent snow storms. The bespoke dining nook can fit eight people, and has been repainted in an on trend shade of blue, as have the recessed shelves on the wall. There is also a small understairs storage space, ideal for coats and shoes. This room is a welcoming, light-filled yet cosy space with further natural light coming through the internal window from the hallway.

A glass and wood door, believed to be original, opens into the beautiful kitchen. With solid wood worktops, handmade wooden cabinets painted off-white, a Belfast sink, integrated electric oven, dishwasher and washing machine/dryer, glossy grey subway tiles on the walls with pale paint above and wonderful views of the back garden, this sizeable space has been much-used by the owners for pizza-making, parties and informal cooking and dining. Crisp, contemporary and well-planned, it fits within the period style of this lovely cottage but is entirely up-to-date. The ground floor accommodation is completed by the stunning family bathroom, tiled with glossy white subway tiles, the bath panel picked out in a gorgeous black and white print detail and a shower over the bath. There is also plenty of natural light flooding in through the large window.



Great Ashfield | Bury St. Edmunds | Suffolk



The newly painted staircase rises up to the landing from which radiate three bedrooms. The owners are using two of them (both doubles) as bedrooms, ideal for guest accommodation if required. The third bedroom is currently serving as a home office and the owners particularly love it as it is filled with natural light and enjoys delightful views. The sun rises at the back of the house and they love to watch the sunrise as the sky begins to turn pink early in the morning. Wild birds flock around the bird feeders they have installed and the view from the large window is at once peaceful and inspiring. Every scrap of space in this Georgian cottage has been utilised. The small area off the third bedroom/study is currently being used as a craft/sewing room. However, if desired, and with the correct planning permission in place, it may be possible to turn this into a small shower room, or even an en suite bathroom.

A quiet and tranquil garden...

To the rear of the house, there is a small amount of paving and the rest of the garden is laid to lawn. A pretty magnolia tree and a crab apple enliven the garden and the wall to the left could easily be used to train fruit trees or for climbing plants such as honeysuckle or clematis. There is a small wooden playhouse and a few shrubs. There is enough room for children's play equipment and vegetables could be planted if desired. The owners have very much enjoyed entertaining in this garden and the house's layout does lend itself to comfortable family living and entertaining.



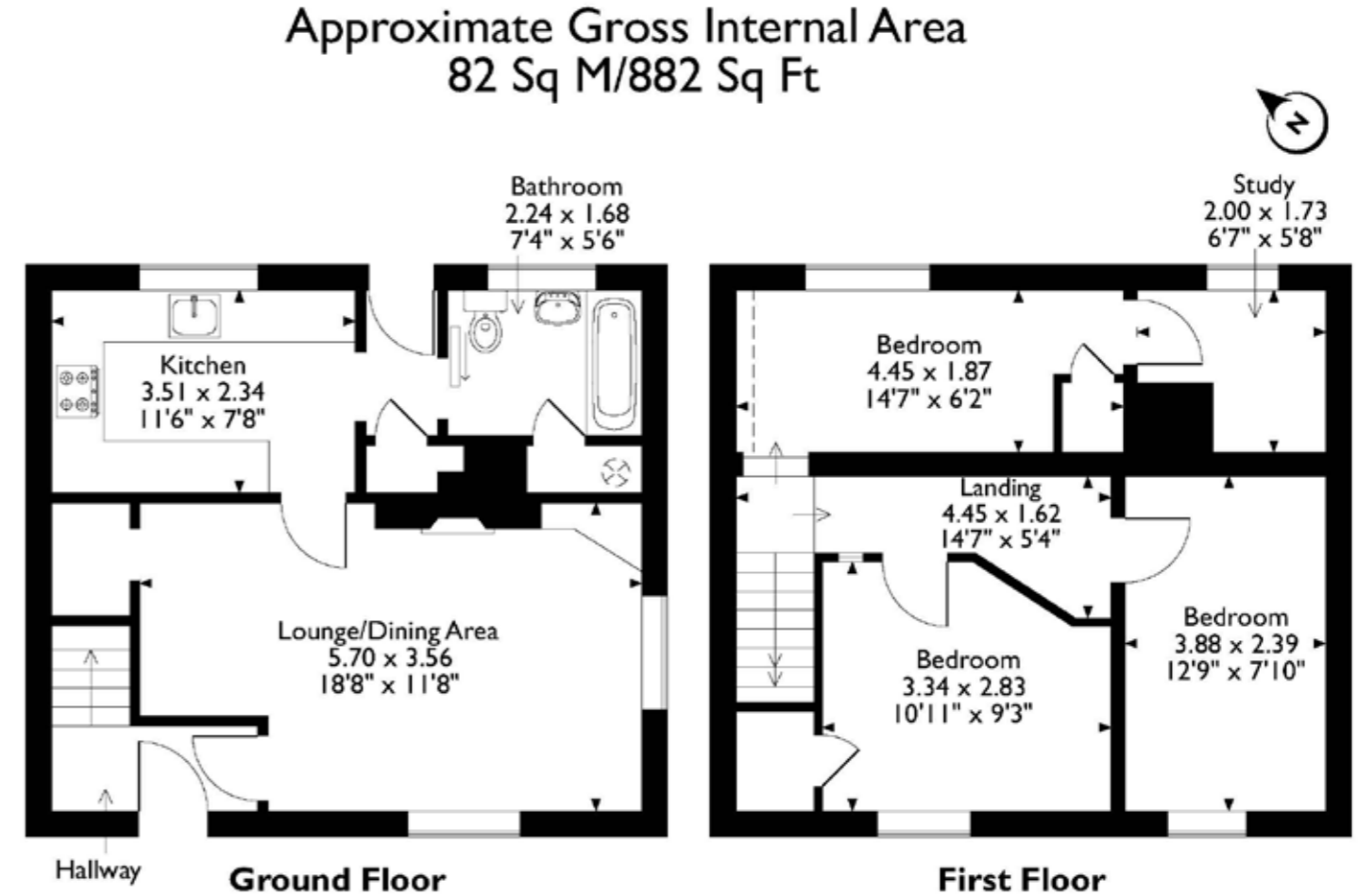
LOCATION

West Suffolk is a particularly beautiful part of the county, with open, rolling countryside dotted with pretty villages, farms and thatched cottages. Much loved by tourists and residents alike, it is well connected, with the A14 running across it and a regular train service into Ipswich and thence to London Liverpool Street. Halfway between historic Bury St Edmunds and bustling Stowmarket is the quintessentially English village of Great Ashfield. Mentioned in the Domesday Book, the origin of its name is believed to come from the phrase, "open land where ash trees grow". For such a small community, it has a vast amount of history. The Grade I listed parish church of All Saints is mentioned in Pevsner and dates back to the twelfth century. It has a rare medieval bench as well as a pulpit from 1619. The remains of the motte of Great Ashfield Castle built in Norman times can still be seen on rising ground to the west of the village. There is plenty going on in the community with a monthly pop-up pub in the village hall, an active parish council and lots of church activities. Nearby Langham Hall runs spring and autumn festivals and opens its gardens, and there are three pubs within an easy drive.

With many delightful period features, an immaculate and versatile interior, parking, a pretty garden and a charming village location, this lovely Georgian property enjoys excellent transport links and proximity to both Bury St Edmunds and Stowmarket. With an open plan reception room, one bathroom and three bedrooms, it is simply bursting with period charm and must be seen to be fully appreciated.



Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small> (92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<small>Not energy efficient - higher running costs</small>	
England & Wales <small>www.epc4u.com</small>	EU Directive 2002/91/EC



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