



**Toads House,
Culford, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

TOADS HOUSE, CULFORD, BURY ST. EDMUNDS, SUFFOLK. IP28 6DP

Culford is a village well known for its private school, 3 miles north of Bury St Edmunds. The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 trunk road bypasses the town. Cambridge is 24 miles. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich & Ipswich with connections for London. A commuter rail link is available at Stowmarket 12 miles.

This substantial detached Potton house occupies a lovely position overlooking the grounds of Culford School only a 10-minute drive from the centre of Bury St. Edmunds. The property is particularly well-priced given that there is significant investment required for upgrade/refurbishment of the property but nonetheless the accommodation offers a well-planned spacious layout that is further complemented by a double garage, ample parking and established gardens. **NO ONWARD CHAIN.**

A detached Potton house of character requiring significant updating/refurbishment within one of the area's most highly regarded villages.

ENTRANCE HALL: A spacious area with staircase off, oak beams, useful storage cupboard and double doors opening to:-

DRAWING ROOM: A lovely light room with a bay window at one end and a wall of glass with a set of doors in the other which in turn open on to terracing with the garden beyond. There is a splendid floor to ceiling red brick chimney with heavy oak bressummer and log burning stove below on a pamment tiled hearth.

DINING ROOM: A feeling of space is created by the large opening that links with the entrance hall and the large glass door that leads to:-

GARDEN ROOM: Enjoying a lovely view over the rear garden with double doors opening on to terracing.

KITCHEN/BREAKFAST ROOM: A light room designed in a farmhouse style with tiled floor and a floor to ceiling red brick feature chimney with oak bressummer and space/point for gas/electric range below. Fitted wood units, leaded glass display cabinets and granite worktop incorporating inset sink unit and mixer tap over. Integrated dishwasher, large **pantry** cupboard and door to:-

UTILITY ROOM: A useful room with a stable door to garden. Tiled floor, storage cupboard and worktop with inset sink. Plumbing for washing machine and space for tumble dryer.

CLOAKROOM: Fitted WC and wash hand basin.

First Floor

LANDING: A large area that makes for an ideal **STUDY SPACE** that incorporates a large window overlooking the grounds of Culford School. Large double linen cupboard and further storage cupboard that has access to a large room on the **second floor** which in turn could provide further living space (subject to any necessary planning consents).

PRINCIPAL BEDROOM: Enjoying a lovely view over the rear garden. Built-in 'his and hers' wardrobes. Further built-in wardrobe and door to:-

ENSUITE: Presently mid-way through a refurbishment. Plumbing for a shower, WC and wash hand basin in place.

BEDROOM 2: Built-in double wardrobe and further shelved wardrobe.

BEDROOM 3: Built-in double wardrobe with fitted hanging rail and shelving.

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BEDROOM 4: Enjoying lovely views over the rear garden. Built-in double wardrobe with hanging rail over.

BATHROOM: Roll top slipper bath with contemporary fittings and shower attachment. Fully tiled shower cubicle, WC and wash hand basin.

Second Floor

With two velux windows and providing useful storage/playroom space.

Outside

A 5-bar gate opens to a large sweeping gravel drive that provides extensive **OFF-ROAD PARKING** for a number of vehicles and in turn leads to:-

DETACHED DOUBLE GARAGE: With twin up and over doors, light and power connected. Staircase to **STUDIO:** An area that would make an ideal study, games room etc.

The rear garden is one of the property's most charming features with a large expanse of lawn, well placed terraces, a pond, decking and complemented further by established trees, shrubs and hedging.

SERVICES: Main water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: St. Edmundsbury Borough Council: 01284 763233. Council Tax Band: F - £2194 – 2023.

EPC RATING: E – report available upon request.

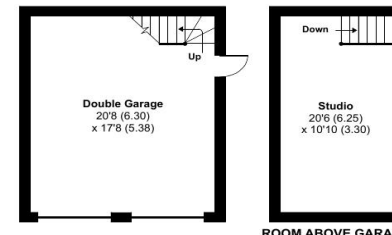
VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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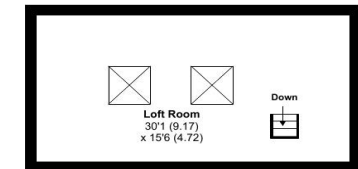
The Street, Culford, Bury St. Edmunds, IP28

Approximate Area = 2730 sq ft / 253.6 sq m
Garage = 365 sq ft / 33.9 sq m
Room Above Garage = 223 sq ft / 20.7 sq m
Total = 3318 sq ft / 308.2 sq m

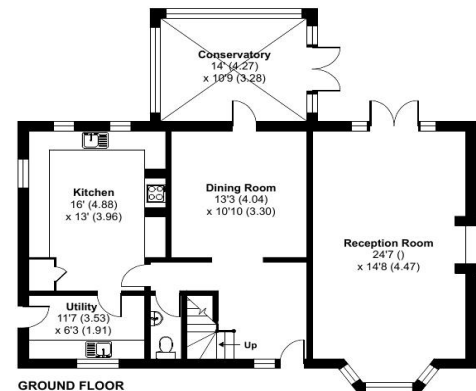
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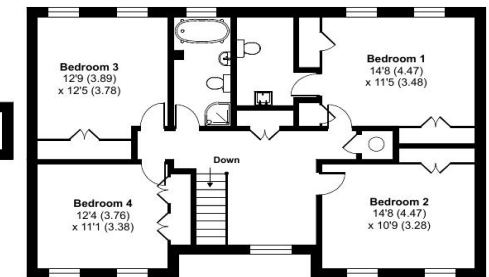
ROOM ABOVE GARAGE



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for David Burr Ltd. REF: 1061497

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