



The Maltings
Bardwell, Suffolk

**DAVID
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The Maltings, Low Street, Bardwell, Suffolk, IP31 1AS

The popular village of Bardwell has an attractive village green and amenities include a post office, windmill with bakery, church and two historic public houses. The Bardwell Playing Field Association is a multi-use playing field, children's play area and Sports Pavilion and is home to Bardwell Cricket Club and Football Club. The nearby villages of Ixworth (4 miles) and Stanton (5 miles) both have further local amenities. The Cathedral town of Bury St Edmunds is approximately 10 miles offering an excellent range of schooling, shopping, recreational and cultural facilities. The A14 links the Midlands, the East coast ports and London via the M11.

A charming Grade II Listed period cottage rated in the highly regarded village of Bardwell. The property retains a wealth of character features including exposed timbers, studwork and brick inglenook fireplace combined with the conveniences of modern living with gas fired central heating and secondary glazed windows. The accommodation is arranged over two floors offers two reception areas, conservatory and large kitchen/breakfast room with two large double bedrooms, occasional third bedroom/dressing room. In addition, there is off road parking for one vehicle to the side and a delightful cottage garden to the rear. No onward chain.

A Grade II Listed cottage with a wealth of period features and offered with no onward chain.

Door directly into:

SITTING/DINING ROOM: Split into two separate areas by open studwork and featuring a wealth of exposed ceiling timbers, studwork to walls. *Sitting room: 14'5 x 9'5 (4.4m x 2.9m)* with door to kitchen/breakfast room and window to front. *Dining room: 14'5 x 12'2 (4.4m x 3.7m)* with window to front and brick inglenook fireplace with oak bressummer and raised tiled hearth. Door to conservatory. To the side of the fireplace is shelving in the alcove ideal for a small study area. Door giving access to the first of two staircases to the first floor.

CONSERVATORY: 13'9 x 6'3 (4.2m x 1.9m). Of brick and hardwood double glazed construction with pent roof and part double glazed exterior door to garden. Electric wall panel heater. Wall lights.

KITCHEN/BREAKFAST ROOM: 14'5 x 12'1 (4.4m x 3.6m). Window to front. Painted ceiling timbers. Range of base and wall units with worktops and tiled splashbacks, inset 1½ single drainer sink with mixer tap. Appliances include built-in Bosch oven and Neff oven and Neff induction and gas ring hob both set in a recess with oak beam over. Large walk-in

pantry/storage cupboard. Door giving access to secondary staircase to first floor. Steps down to utility room and ground floor shower room.

UTILITY AREA: 5'5 x 4'9 (1.6m x 1.4m). Terracotta tiled flooring. Gas central heating boiler. Window to rear aspect. Space and plumbing for washing machine and dishwasher. Door giving access to ground floor shower room.

SHOWER ROOM: 12'5 x 4'6 (3.8 x 1.4m). Continuation of the terracotta tiled flooring. Window to rear aspect. Large shower with chrome fittings, vanity sink unit with mixer tap and W.C. Extractor fan.

First floor

(Access from staircase from the dining room)

BEDROOM 1: 14'9 x 12' (4.5m x 3.6m). Double bedroom with dormer window to front aspect. Exposed ceiling timbers. Shelving units to fireplace alcove. Wall lights.

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(Access from the staircase from the secondary staircase)

BEDROOM 2: 13'5 x 10'3 (4.1m x 3.1m). Another large double bedroom with dormer window to rear aspect. Stripped wooden floorboards. Painted ceiling timbers. Walk through to;

SMALL HALF LANDING: Giving access to bathroom and occasional bedroom/dressing room.

OCCASIONAL BEDROOM 3/DRESSING ROOM: 9'5 x 8'8 (2.9m x 2.6m). Situated to the front of the property with dormer window. Exposed studwork. Built-in wardrobes to one wall. Loft access hatch.

BATHROOM: 6'4 x 6'3 (1.9m x 1.9m). Velux window to ceiling. Suite comprising panelled bath with antique style mixer tap and hand shower attachment, W.C., vanity sink unit with mixer tap and storage cupboard under. Part tiled walls. Stripped floorboards. Ceiling downlights.

Outside

To the side of the property is a block paved driveway with off road parking for one vehicle. Block paved pedestrian access pathway leading to the rear garden. The cottage style rear garden features central box hedging borders, vegetable beds, greenhouse and paved terrace for outdoor entertaining. Garden shed.

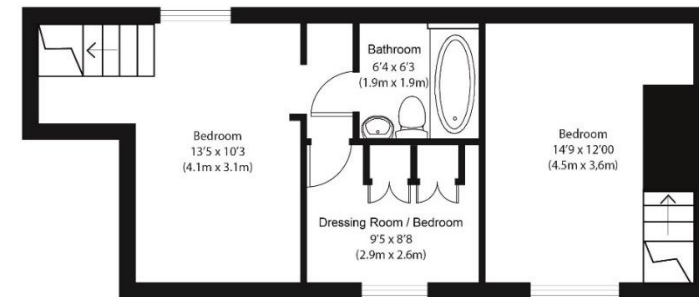
SERVICES: Mains water, drainage and electricity are connected. Gas fired radiator heating. **NOTE:** None of these services have been tested by the agent.

AGENTS NOTE: There is a pedestrian right of way across the back for the neighbouring property.

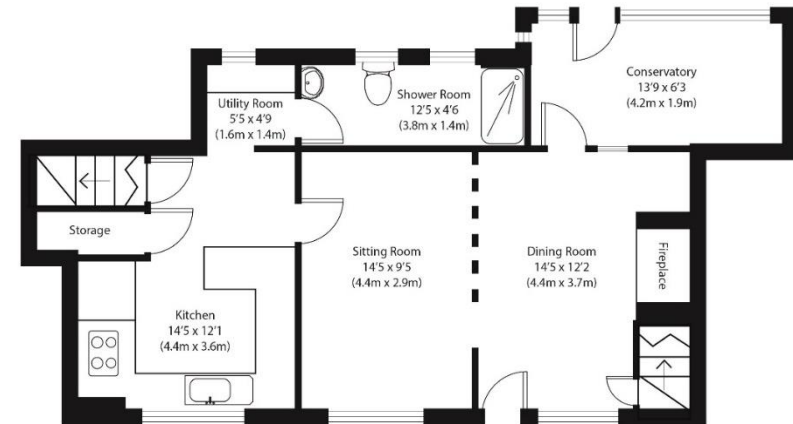
LOCAL AUTHORITY: West Suffolk District Council. Band C

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



First Floor



Ground Floor

Approximate Gross Internal Area
1195 sq ft (111 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ejphoto.co.uk

