



Chesil Cottage
Drinkstone, Suffolk

**DAVID
BURR**



Chesil Cottage, Cross Street, Drinkstone, Bury St Edmunds, Suffolk, IP30 9TP

Drinkstone is a pretty and typical Suffolk village with the neighbouring villages of Woolpit and Rattlesden providing a range of local shops, primary schools and Woolpit provides a health centre. The village is located approximately 8 miles from Stowmarket with a good range of everyday amenities and mainline rail link to London Liverpool Street. Bury St Edmunds is approximately 9 miles with an excellent range of schooling, shopping, recreational and cultural facilities.

A four-bedroom detached house that is believed to have origins dating back to the 18th Century that affords generous accommodation throughout. Chesil Cottage is fair to say requires a degree of improvement and updating, however does display an excellent array of period features including exposed timbers, studwork and attractive brick fireplace with former bread oven. This charming cottage is further enhanced by its wonderful position along this no through road within this highly sought after Suffolk village. Further benefits include off street parking for multiple vehicles and countryside views to the front.

A characterful detached cottage in need of improvement that occupies an enviable position within this highly sought after Suffolk village.

Entrance door through to;

ENTRANCE PORCH: A welcoming area with tiled floor and further door opening through to;

SITTING/DINING ROOM: 22'6 x 14'3 (6.8m x 4.3m). Designed into two distinctive areas with the sitting area featuring a wonderful brick fireplace with former bread oven underneath a bressummer beam that creates the main focal point of this room. The sitting room also comprises of an external door opening to the rear grounds. Dual aspect. Large opening continues through to the dining area which has a wealth of exposed timbers and studwork, tiled flooring and staircase rising to first floor (Landing 1). Door to;

KITCHEN/BREAKFAST ROOM: 12'8 x 12' (3.9m x 3.6m) Fitted with an extensive range of matching wall and base units under work preparation surfaces that incorporate a 1½ bowl sink unit with single drainer and mixer tap. Further integrated appliances include four ring electric hob under extractor hood, eye level Bosch double oven, under counter integrated fridge/freezer. This room offers front aspect and has a stable door giving access to the grounds. Built-in storage cupboard. The boiler is located in this area.

REAR LOBBY: Staircase rising to first floor (Landing 2). Display of exposed timbers and studwork. Built-in storage cupboard. Doors to;

UTILITY: 5' x 4'3 (1.5m x 1.3m) Having rear aspect. Space for under counter fridge and washing machine. Exposed timbers.

BEDROOM 2: 15'6 x 11' (4.7m x 3.3m). A lovely light and airy double aspect room which was formerly used as a ground floor bedroom by the previous owner but would lend itself to a variety of uses if not required as a ground floor bedroom.

SHOWER ROOM: 8' x 7'9 (2.4m x 2.4m). Built-in shower cubicle with part tiled surround, W.C. and wash hand basin. Heated towel rail. Rear aspect.

First floor

LANDING 1: (*Accessed from the sitting/dining room*). An inviting area with side aspect. Exposed timbers. Doors to;

BEDROOM 1: 14'2 x 12'8 (4.3m x 3.9m). A substantial room with a wonderful display of exposed timbers and studwork which incorporates an

Chesil Cottage, Cross Street, Drinkstone, Bury St Edmunds, Suffolk, IP30 9TP

exposed brick chimney stack. Built-in storage cupboard. Front aspect with countryside views. Loft hatch.

BEDROOM 4: 7'4 x 6'5 (2.2m x 1.9m). Front aspect with countryside views.

CLOAKROOM: Having W.C. and wash hand basin.

LANDING 2: (*Accessed from the rear lobby*). Exposed timbers. Front aspect with countryside views. Doors to:

BEDROOM 3: 12'2 x 10'2 (3.7m x 3.1m). Having a display of exposed wall timbers. Two storage cupboards, one being used as the airing cupboard. Front aspect of the countryside beyond.

BATHROOM: 9' x 8' (2.7m x 2.4m). Fitted with panelled bath, shower cubicle with part tiled surround, wash hand basin and W.C.

Outside

The property is approached via two driveways at either end of the property which afford off street parking for two vehicles and in turn leads to the cottage. The remainder of the front is predominantly lawn with well stocked and established flower and shrub beds which in turn continue round to the side with a shingle area giving access to the rear garden.

The rear garden has a terrace area immediately abutting the property ideally placed for warm summer afternoons and al fresco dining with the remainder being predominantly lawn having a variety of flowering beds and established fruit trees. There is an attractive brick wall to one side and to the other side of the house is a full height gate that giving access back through to the front.

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

LOCAL AUTHORITY: Mid Suffolk District Council. Band D

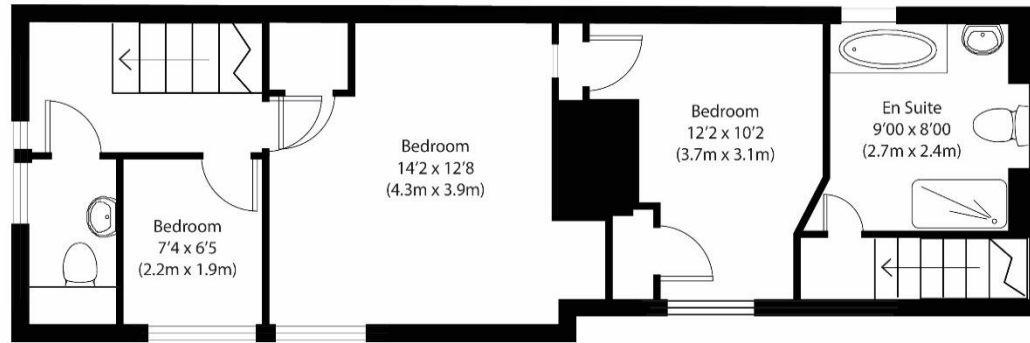
EPC RATING: F

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

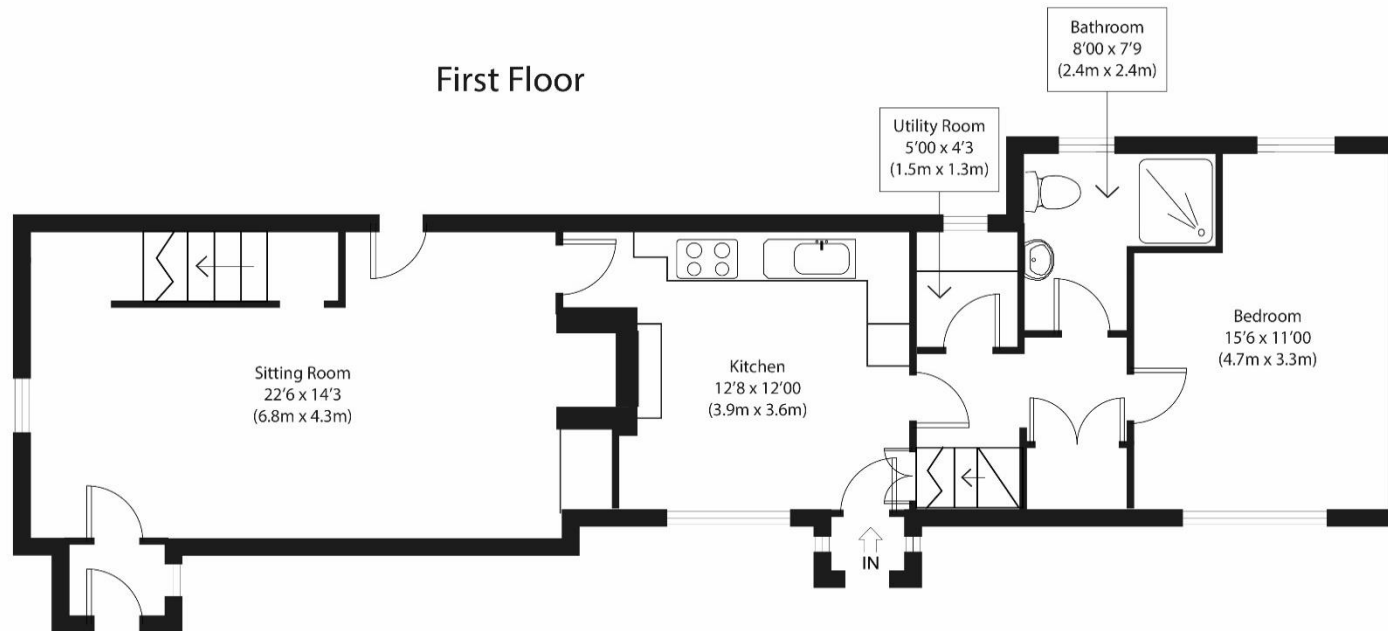
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No 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.



Chesil Cottage, Cross Street, Drinkstone, Bury St Edmunds, Suffolk, IP30 9TP



First Floor



Ground Floor

