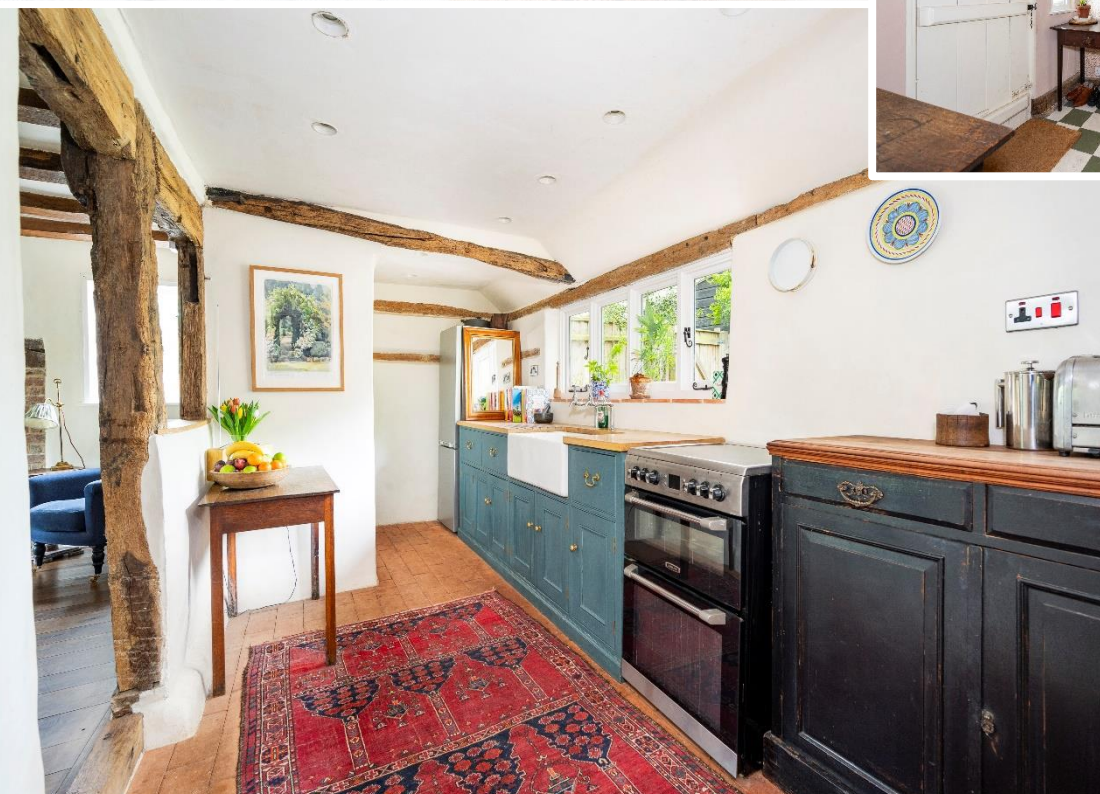




Chapel Cottage
Wetherden, Suffolk

**DAVID
BURR**



Chapel Cottage, Church Street, Wetherden, Suffolk, IP14 3LB

Wetherden is a small village with a range of local facilities including thriving village hall used for a variety of social and community activities, football team, tennis club, playing field with fenced children's playground area, parish church and allotments, Baptist church and public house. The neighbouring villages of Haughley and Elmswell offer a good range of everyday amenities including a village store, post office, chemist, bakery, butchers, public houses and primary schools with the latter having a local rail link station to Bury St Edmunds and Stowmarket. The market town of Stowmarket is 4 miles with an excellent range of amenities together with a main line rail link to London Liverpool Street. The historic cathedral town of Bury St Edmunds is about 10 miles west.

Presenting Chapel Cottage, a captivating Grade II Listed village residence, an 18th Century cottage with an earlier 16th/17th Century core nestled in the heart of Wetherden. This enchanting home has been lovingly restored to embrace its historic roots while offering modern comfort for contemporary living.

A wonderful three bedroom detached Grade II Listed cottage occupying an enviable position in the heart of the village.

Step inside to discover a spacious entrance hall welcoming you with its timeless charm. The interior exudes warmth and character, adorned with exposed beams, inviting open fireplaces, and rustic stone floors. The ground floor boasts a cosy sitting room, complete with a traditional fireplace, a gracious dining room perfect for gatherings, study and a well-appointed kitchen. Additionally, you'll find the convenience of a practical utility room and a WC.

Ascend the stairs to the first floor, where three generously sized double bedrooms await, each bathed in natural light and brimming with period features. The family bathroom is a sanctuary of relaxation, featuring a luxurious free-standing ball and claw bath, a shower cubicle, and elegant fixtures.

Outside, a gravel driveway offers ample off-road parking, complemented by a detached garage for added convenience. Gated pedestrian access leads to the enchanting rear garden, enclosed for privacy and tranquility. Here, you'll discover a delightful patio area perfect for al fresco dining, surrounded by lush lawns and vibrant flower borders. A detached studio, currently serving as a comfortable work-from-home space, adds versatility to the property.

With its meticulous maintenance and timeless appeal, Chapel Cottage is a rare gem offering the quintessential village lifestyle in Wetherden.

Key Features:

- Detached Period Village Cottage
- Three Reception Rooms
- Meticulously maintained with Full Period Features
- Two Staircases Enhance the Character
- Three Double Bedrooms
- Recently improved Kitchen and Bathroom
- Detached Home Office/Studio for Added Flexibility
- Driveway and Garage
- Enclosed secure rear garden

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 E.

BROADBAND & MOBILE: Please see our website and Ofcom.org.uk for further details.

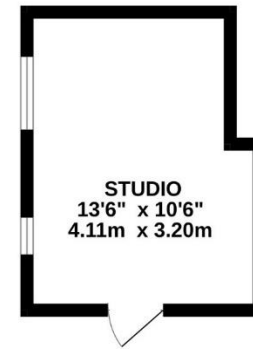
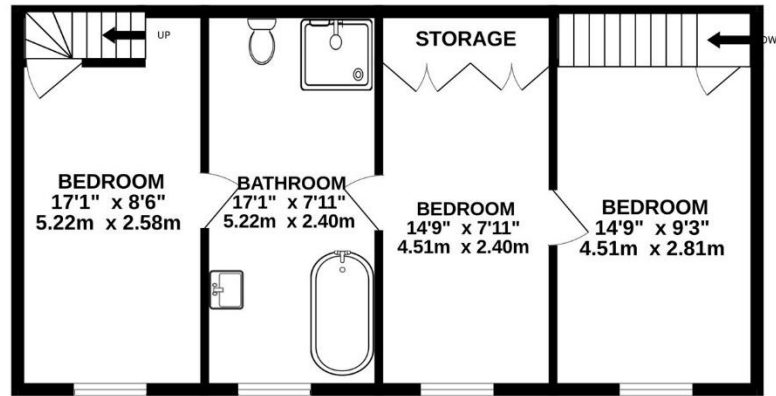
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VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

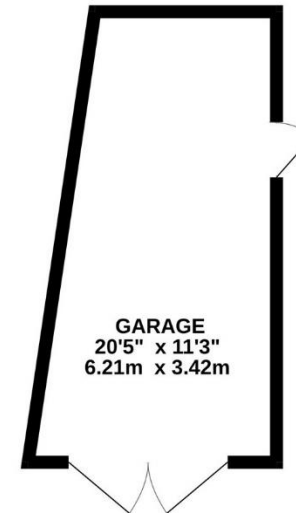
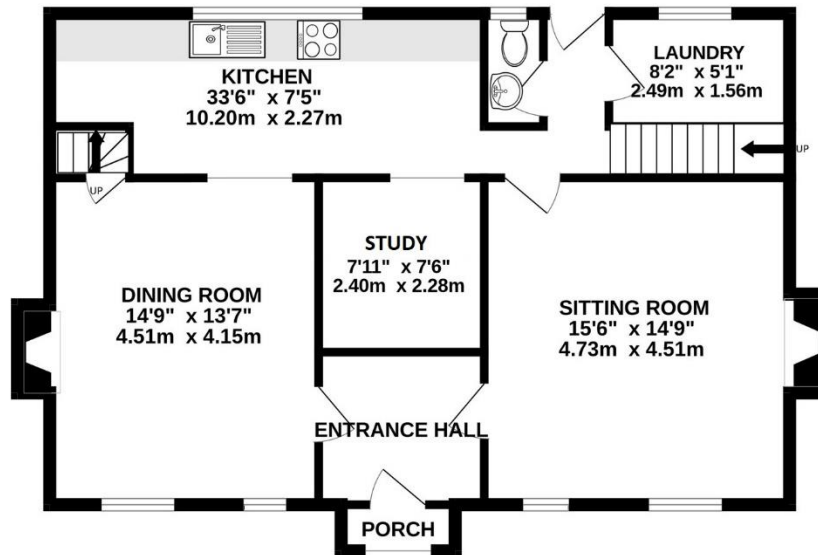
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1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



GROUND FLOOR
1088 sq.ft. (101.0 sq.m.) approx.

TOTAL FLOOR AREA : 1661 sq.ft. (154.3 sq.m.) approx.

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