



**The Old School House,
Great Livermere, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



THE OLD SCHOOL HOUSE, 6 SCHOOL GARDENS, GREAT LIVERMERE, SUFFOLK.

The parish of Great Livermere is a small village of around one hundred houses, located approximately four miles north-east of the cathedral town of Bury St Edmunds. The name Livermere was first recorded in the year 907 A.D, making it one of the earliest of all recording to survive. Amenities within the village include a village hall and an attractive 12th century thatched church.

Originally serving as the home to the Headmaster of the village school, this charming early Victorian property is built of traditional white brick construction beneath a slate roof, making for a fine example of a property of this age and style. Offered in excellent condition this family home offers stylish and well-presented accommodation incorporating modern furnishings whilst retaining many of the property's period features. As well as the charming internal accommodation The Old School House also affords private grounds extending to in all about 0.22 of an acre, with the property set well back from the road partly enclosed by box hedging. To the rear are far reaching farmland views and to the front the local mere can be seen from the first-floor accommodation.

An attractive period residence in a quiet location with farmland views, generous well-maintained grounds and a purpose-built home office. In all about 0.22 acres.

PORCH: Covered area giving access to the front door leading into:

ENTRANCE HALL: With stairs to the first floor, under stairs cupboard, tiled flooring, underfloor heating and doors to:

SITTING ROOM: A magnificent room boasting period features including bay window to the front aspect, exposed brickwork and feature fireplace with inset and stone mantle surround. Also incorporating window to the rear aspect and wood flooring. Extending from the front to the rear of the property this elegant and pleasant room offers plenty of natural light and can fulfil a number of uses.

KITCHEN/DINING ROOM: An open plan space extending from the front to the rear of the property. The dining area comprises bay window to the front aspect, exposed brick chimney breast and feature fireplace (currently not in use) and tiled flooring. The kitchen area is luxuriously appointed and fitted with oak base units with worktops over and inset with sink, two built-in ovens with extractor over, built-in washer/dryer, dishwasher, water softener and integrated fridge. Feature island with further base units and storage cupboards,

tiled flooring with underfloor heating, window to rear aspect and door to rear garden and terrace.

SHOWER ROOM: Well-appointed with white suite comprising WC, hand wash basin, tiled shower cubicle, heated towel rail, partly tiled walls and tiled flooring with underfloor heating.

First Floor

LANDING: Benefitting from window to the front aspect, wood flooring, cupboard housing the electric meters and access to loft space. Doors to:

MASTER BEDROOM: A generous master suite with views overlooking farmland and the mere beyond, fireplace and wood flooring.

BEDROOM 2: An extremely well-presented double room with window to front aspect with views over farmland and the mere beyond, fireplace and wood flooring.

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BEDROOM 3: A double room with window to the rear aspect with views of the gardens and fields beyond, wood flooring.

FAMILY BATHROOM: A white suite comprising WC, hand wash basin, panelled bath, heated towel rail, partly tiled walls, tiled flooring and window to the rear aspect.

OUTSIDE

The rear gardens are accessible either by double gates leading from the driveway or a personnel door leading from the kitchen and are private in nature, predominantly laid to lawn and interspersed by areas of terracing perfectly suited for Alfresco dining and entertaining. There is a brick **WORKSHOP:** In the garden capable of fulfilling a number of uses and currently utilised for storage as well as a purpose-built **HOME OFFICE:** Equipped with power, network cabling, air conditioning and finished with an attractive Cedar cladding looking back to the rear elevation of the property. This is a particularly noteworthy addition of bespoke design and was handcrafted on site in 2023 by Cambridge Garden Studios.

In all about 0.22 acres.

AGENTS NOTE

As is not uncommon with properties of this ilk, we understand covenants apply and please speak to the selling agent for further details.

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

EPC Rating: E – report available upon request.

CONSTRUCTION TYPE: Brick.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: £1,917.73 – 2024.

BROADBAND SPEED: Up to 59 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, O2 and Vodafone – outdoor (source Ofcom).

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WHAT3WORDS: ///earplugs.cherished.pulled.

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

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