



**Granmor**  
**Woolpit, Suffolk**

**DAVID  
BURR**







# Granmor, The Street, Woolpit, Suffolk, IP30 9SA

Woolpit is a prosperous and thriving village noted for its period architecture, the skyline dominated by the magnificent parish church of St Mary. The village offers a comprehensive range of facilities including post office/village stores, primary school, bakery, coffee shop, hairdresser, doctor's surgery, garage/shop and public house. The A14 trunk road bypasses the village and affords fast access to the Cathedral town of Bury St Edmunds 10 miles, Stowmarket 7 miles, the latter providing a commuter rail link to London's Liverpool Street station.

Located in the heart of the picturesque village of Woolpit, Granmor is a charming Grade II Listed property that exudes character and period charm, believed to date back to the 16th century. This delightful home has been sympathetically improved over recent years to a high standard, blending its historic features with modern comforts to create a stylish and inviting living space. Offered with no onward chain, Granmor presents an exciting opportunity for those seeking a unique and characterful property in this sought-after village setting.

## **A well-presented Grade II Listed house in the heart of the sought-after village of Woolpit and offering no onward chain.**

**ENTRANCE HALL:** A welcoming space leading to the two main reception rooms with attractive tiled flooring.

**SNUG/OFFICE:** 11'6" x 8'11" (3.50m x 2.72m), A versatile space with exposed timbers and a wood-burning stove set upon a tiled hearth creates the main focal point of the room.

**SITTING ROOM:** 16'10" x 15'5" (5.14m x 4.70m). Ceilings with exposed timbers, a large inglenook fireplace having brick surround and an impressive bressummer beam with an inset wood burner.

**KITCHENETTE/UTILITY ROOM:** 8'8" x 8'3" (2.63m x 2.52m), fitted with wall and base units under wooden worktops that incorporate an eye level oven and grill, a separate 4 ring gas hob, butler sink, fridge. Space and plumbing for a washing machine.

**DOWNSTAIRS SHOWER ROOM:** Conveniently located at the rear of the house and fitted with a large walk-in rain head style shower, W.C, wash hand basin with vanity unit surround and a heated towel rail. Tiled flooring.

**OPEN-PLAN KITCHEN/DINING/LIVING ROOM:** 20'9" x 16'5" (6.32m x 5.00m), designed into distinctive areas with the kitchen area featuring an array of solid wood base and eye-level units under granite surfaces that includes a butler sink with mixer tap. Integrated appliances include a dishwasher, large built in fridge/freezer and range cooker. The dining area benefits from natural light and stunning garden views, accessed via a superb glazed corridor having two set of double doors opening to the rear grounds allowing the potential for alfresco dining.

### **First Floor**

**LANDING:** an inviting area leading to the bedrooms and family bathroom and staircase rising to the second floor.

**BEDROOM 2:** 11'10" x 11'2" (3.60m x 3.41m), a well-proportioned double bedroom with attractive period features.

**BEDROOM 3:** 11'9" x 9'8" (3.58m x 2.94m), another spacious double bedroom with exposed timbers and studwork.

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**FAMILY BATHROOM:** A fully updated space with modern fittings that includes a panelled bath with shower over and part tiled surround, W.C and a wash hand basin with mixer tap.

## Second Floor

**PRINCIPAL SUITE/BEDROOM 1:** 19'7" x 13'6" (5.96m x 4.11m), a spacious suite featuring a vaulted ceiling, exposed timbers and an exposed brick chimney breast. This room also benefits from a large built-in oak wardrobe and a stylish **EN-SUITE SHOWER ROOM** with a large walk-in shower, wash hand basin and W.C.

## Outside

The property is complemented by a private walled garden predominantly laid to lawn, featuring a sun terrace surrounded by beautifully maintained borders stocked with attractive shrubs and flowers, including roses and wisteria. A **SINGLE GARAGE** (15'9" x 9'1" [4.80m x 2.78m]) and solid wood gates provide privacy and seclusion.

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

**LOCAL AUTHORITY:** Mid Suffolk District Council – Band D

**BROADBAND AND MOBILE:** Please see Ofcom.org.uk for further details

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

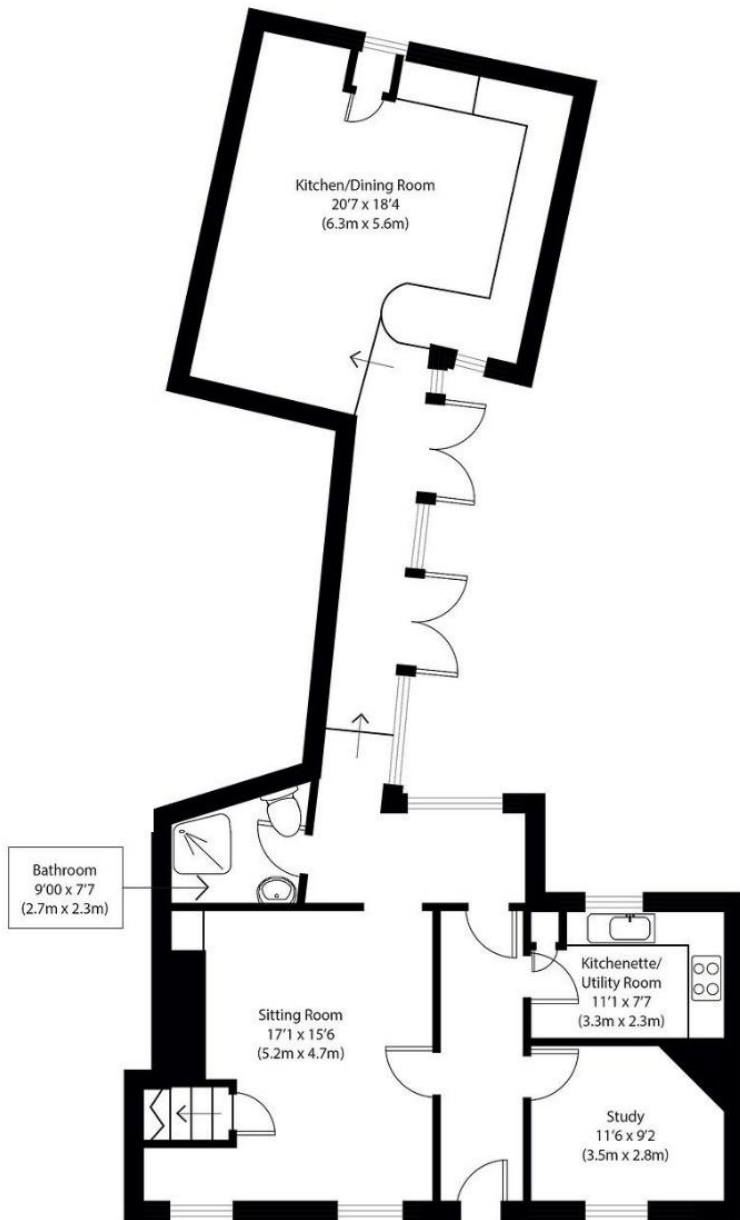
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## EPC RATING: D

**TENURE:** A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent and mislaid keys.



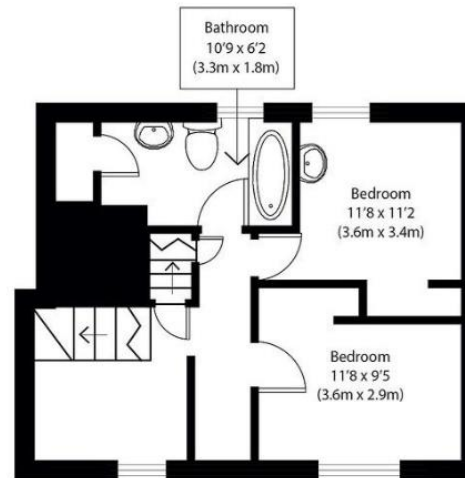
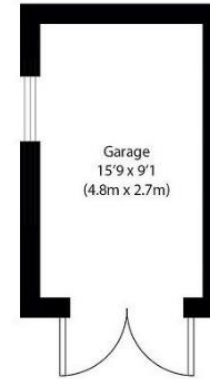
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Ground Floor

Approximate Gross Internal Area  
Main House 1965 sq ft (182 sq m)  
Garage 145 sq ft (13 sq m)  
Total 2110 sq ft (196 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.  
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First Floor



Second Floor



