



**The Street, Fornham St. Martin**

**Sheridans**







# The Street, Fornham St. Martin IP31 1SW

Guide Price £450,000

A pretty Victorian house retaining a wealth of original features enhanced by private walled gardens and an original brick and flint coach house.

Understood to have been built in the 19th century as the original Gate Cottage to the former Fornham Hall, this picturesque period home retains many original characteristics and features including exposed timbers, red brick and stone fireplaces, Pamment tiled flooring, sash and leaded windows, decorative soffits with finials and five tall octagonal chimneys. Benefitting from oil fired radiator central heating, new boiler and tank installed in 2020, the charming accommodation currently in brief comprises; panelled entrance door opening to Dining Room: a wonderful reception room full of character with Pamment flooring, red brick fireplace, windows to front and side, door to Staircase and to Sitting Room: another charming reception room with fireplace with stone surround, windows to front and side. Kitchen Breakfast Room: fitted with a range of cupboards and built-in appliances, exposed beams, corner seating area, large pantry and door to cellar. Utility/boot room: with fitted units with sink, plumbing for washing machine, door to covered porch and store. Bathroom: with bath, WC and sink unit.

On the first floor is a landing leading to three good sized bedrooms and shower room.

## Outside

The gardens are a delightful feature being stocked with an abundance of flowering plants, shrubs and mature trees whilst offering an excellent degree of privacy. A gated driveway provides

off road vehicle parking and access to a rather splendid original brick and flint coach house, dims: 24ftx11ft - with twin barn style doors and high ceilings which provide great storage opportunities and a second car parking space.

## Location

Gate Cottage enjoys a tucked away setting in the heart of the village. Fornham St Martin is a very sought after village situated only about one mile to the North of Bury St Edmunds and has a fine church, well regarded pub and village hall.

Bury St Edmunds is famously known as the 'Jewel in the Crown of Suffolk' with a distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

## Directions

When entering Fornham St Martin from the direction of Bury St

- Sitting room
- Dining room
- Kitchen breakfast room, pantry
- Utility/boot room, cellar
- Three spacious bedrooms
- Bathroom, shower room
- Charming gardens
- Original 24ft brick and flint coach house
- Many period features
- Desirable village location

Edmunds, pass the Woolpack Pub on the left and turn right signposted Fornham Care Home, where Gate Cottage is the second house on the right.

## Services

Mains electricity, water and drainage. Oil fired radiator central heating, new oil boiler and tank fitted in 2020. Council Tax Band D. EPC Rating E.

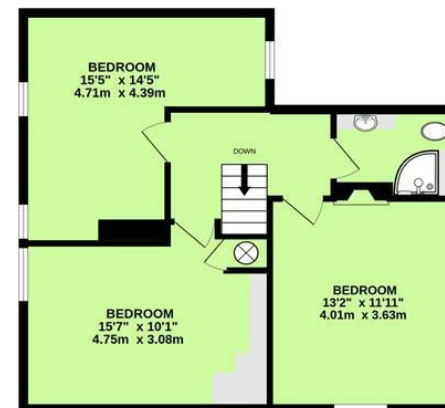
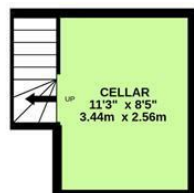
Agents note: There is a restrictive covenant on the garage with regards to its use.



BASEMENT

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1259sq.ft. (117.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

**Sheridans Estate Agents**

**Web:** [www.sheridans.ltd.uk](http://www.sheridans.ltd.uk) **Email:** [info@sheridans.ltd.uk](mailto:info@sheridans.ltd.uk)

**Bury St. Edmunds Office**

19 Langton Place,  
Bury St Edmunds, IP33 1NE

Tel: 01284 700 018

**Knightsbridge London Office**

45 Pont Street,  
London, SW1X 0BD

Tel: 020 7629 9966

**Registered office:** Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

**Registered in England No.** 04461290

**VAT Number:** 794 915 378



**Sheridans**