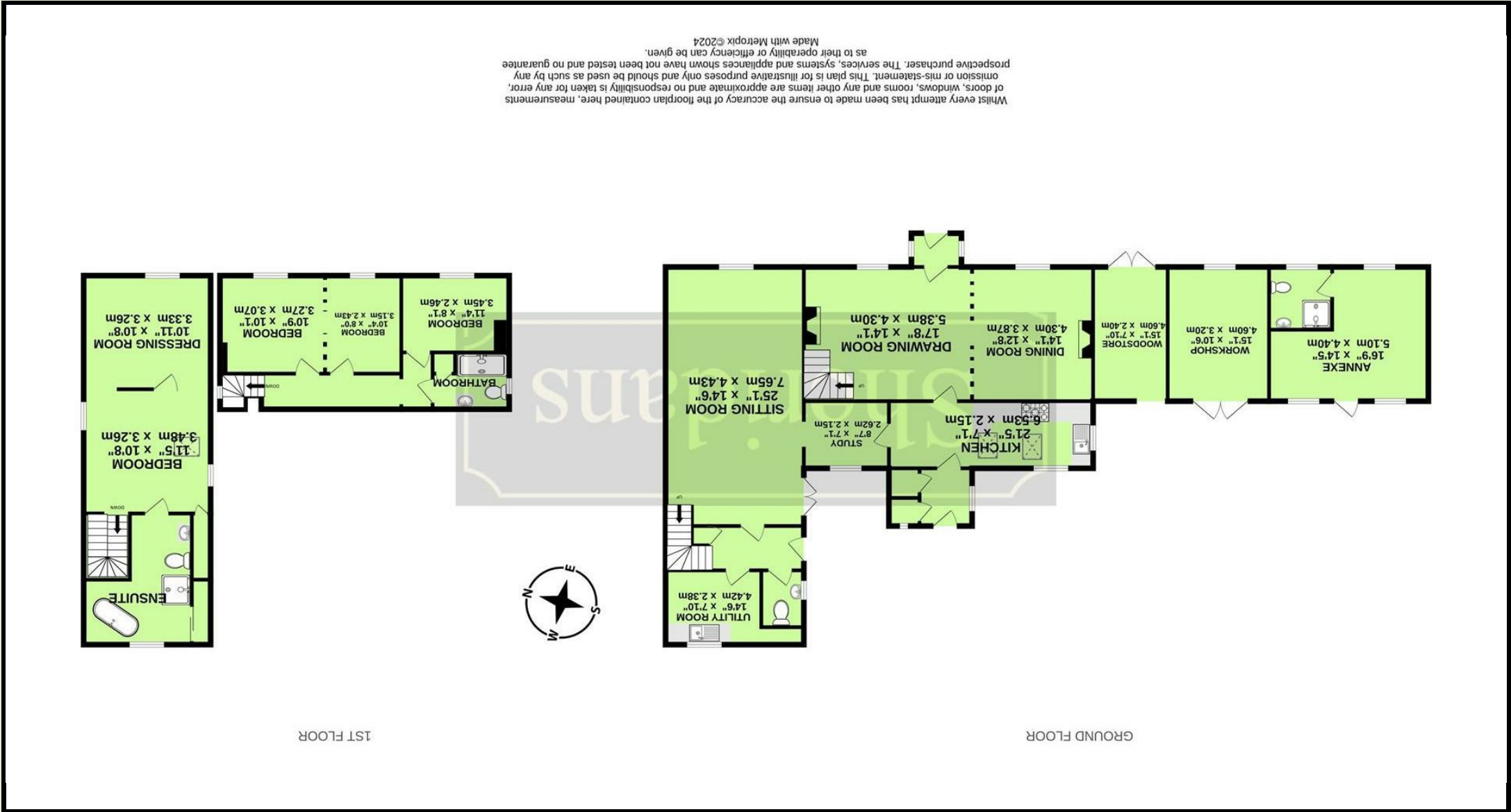




Heath Road, Woolpit



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Heath Road, Woolpit IP30 9QU

Guide Price £550,000

Offering no onward chain Mill House sits in an attractive location within this popular village and was formally the local Mill Office and Managers home. It is believed to date back to the 1600's and has been extended over the years to offer an impressive 2,500 sqft of spacious accommodation. With significant updating and extensions in more recent years, the property now delivers beautifully presented accommodation retaining a wealth of original features complemented by particularly flexible living accommodation suitable for dual generation living with private enclosed gardens and plenty of parking behind timber gates.

Benefitting from gas fired radiator central heating, the accommodation currently in brief comprises of an enclosed porch leading to the charming drawing room, with a wealth of period features including original brick floor extending through to the dining room, exposed timbers together with brick Inglenook fireplace, with a brick hearth and oak Bressumer. Stairs rise to first floor and open studwork gives access to the dining room, also an ideal reception room for family gatherings and entertaining with feature fireplace.

The delightful kitchen, with its part vaulted ceiling and exposed brickwork, is fitted with a range of units with range oven and built-in appliances, breakfast bar and granite work surfaces. An abundance of light surges into the room from the windows and Velux roof lights and doors lead off to the rear lobby, with two useful storage cupboards, and door to the study area. The expansive sitting room is a huge, impressive reception space currently used as a snooker room with exposed timbers and studwork. French doors lead to the rear garden, stairs to master suite and door to the rear cloakroom and utility/boot room.

Two staircases lead to the first floor, firstly to the large master suite

comprising a double bedroom, dressing room/nursery and a spacious en-suite bathroom including a stylish free standing bath and separate shower enclosure. The second staircase from the drawing room leads to a first floor landing and to the three bedrooms (two of which currently having open studwork between creating one large bedroom which could be altered back if desired) and an upgraded shower room completes the accommodation.

Outside

The west facing gardens are a delightful feature providing a good degree of privacy. The enclosed front garden is laid to shingle beds with flower borders and gated access to the rear garden. A driveway, to the rear of the property, provides off-road parking for several vehicles and wooden double gates lead to an additional parking area and garage. Paved terraces provide ample seating areas and overlook the central lawn. A further paved terrace and wooden pergola, situated to the rear of the garden, adjoins the attractive water and slate feature. The garden benefits from secure garaging and a garden store. Of particular note is the charming ground floor guest accommodation ideal as an annexe/air bnb or indeed extra accommodation comprising of a double bedroom and en-suite shower room.

Location

The house enjoys a prominent setting within a stones throw of the village centre and the excellent range of local facilities including surgery, primary school, village stores, public house, tennis and cricket clubs and a magnificent parish church. Woolpit is ideally situated for access to the A14 dual carriageway linking Stowmarket (with its direct rail link to London Liverpool Street Station), Bury St Edmunds, Cambridge and London via the M11 Motorway.

- Impressive 2500 sqft village house
- Spacious and versatile accommodation
- Stones trough from well served village centre
- Original features
- Much improved and updated
- Three large reception rooms
- Kitchen, study, utility, cloakroom
- Four bedrooms including principal suite with dressing room and en-suite bathroom
- Ground floor guest bedroom/potential annexe with en-suite shower
- Enclosed west facing gardens, gated parking, no onward chain

Directions

Head east on the A14 from Bury St Edmunds, exiting at junction 47 signed to Ixworth and Woolpit. Take the first exit from the roundabout onto the A1088 and proceed onto Heath Road and into Woolpit village itself. The property can be found on your right, just after the turning to Mill Lane. Off-road parking for the property is accessed via Mill Lane itself.

Services

All main services are connected. Gas fired radiator central heating. Council Tax Band E.

No onward chain.

