



Duke Street, Stanton

Sheridans



## Duke Street, Stanton IP31 2AB

Guide Price £475,000

A much improved detached 17th century cottage complemented by charming gardens and a quiet lane setting.

Wonderful 17th century detached house standing within delightful gardens with separate guest annexe in a village lane setting.

With origins dating back to the 17th century and built of traditional timber frame construction beneath a tiled roof, this enchanting home is listed Grade II as being of specific architectural or historical interest.

In more recent years, the property has been the subject of further improvement and updating whilst retaining a wealth of characteristics one would associate with a home of its era including many exposed timbers and fine period fireplaces.

This much loved home is full of charm and personality and the well-presented accommodation currently in brief comprises of; attractive arched entrance door opening to an entrance hall, currently used as a study with door leading to a cloakroom and to the sitting room, a charming reception with many exposed timbers, fine fireplace and windows enjoying views to the gardens. Opening to the side of the fireplace leads to a family room area, open to the kitchen/dining room and creating a lovely light and airy feel, whilst displaying original features including exposed timbers, fireplace with large Bressumer beam and stove, stairs off to first floor and window overlooking gardens.

The kitchen area is fitted with a traditional range of units enhanced by built-in appliances, attractive floor and wall tiling, stable door to garden and to a large utility/boot room with an excellent range of built-in cupboards and door to gardens. Adjoining the sitting room is a charming garden room enjoying views of the gardens.

On the first floor is a landing with many exposed timbers including evidence of an original mullion window. The landing leads to the three comfortable bedrooms (two with built-in wardrobe cupboards), en-suite shower (serving two bedrooms) and a bathroom completes the accommodation.

### Outside

To the front are areas of gardens and a driveway providing vehicle parking and access to a garage/workshop. Gated access leads to the rear gardens. The gardens are a wonderful feature of Priory Cottage, beautifully maintained and providing the occupants with a high degree of privacy and seclusion. The gardens are laid predominantly to lawn and include an abundance of trees, flowering plants and shrubs. A particular feature is the more recently built annexe / studio, ideal as a garden office with power, lighting, veranda and en-suite shower facility. A brick terrace provides a lovely outdoor area for entertaining whilst enjoying views across the gardens.

### Location

The property is situated along a small lane located within a short walk to the village centre and amenities which include a surgery, hairdressers, village store with post office, primary school, church, village hall, garden centre and public house. Stanton is situated approximately 10 miles north-east of Bury St Edmunds and approximately 12 miles south of Diss, with its main line rail link to London Liverpool Street station.

### Directions

From Bury St Edmunds proceed north-east towards Diss on the A143. Follow the road through Great Barton and Ixworth. As you travel on A143 through Stanton turn left on B1111 towards

- Spacious 'live in' kitchen/dining/family room
- Cosy sitting room
- Cloakroom
- Garden Room
- Study
- Utility/boot room
- Three bedrooms
- Bathroom, en-suite shower
- Off road parking, workshop, private gardens, guest en-suite annexe
- Wealth of original features

Barningham and Duke street is the first road on the right. The property can be found half way along on the right-hand side.

### Services

Mains electricity, water and gas are connected to the property. Council Band tax D.

Grade II Listed.





TOTAL APPROX. FLOOR AREA 1550 SQ.FT. (144.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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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 in England No.** 04461290  
**VAT Number:** 794 915 378

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



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