



THE OLD BAKERY

WALSHAM LE WILLOWS, SUFFOLK

JACKSON-STOPS 

**THE OLD BAKERY, THE STREET, WALSHAM LE WILLOWS
BURY ST EDMUNDS, SUFFOLK, IP31 3AZ**

GUIDE PRICE £495,000

AN ATTRACTIVE PERIOD VILLAGE HOUSE WITH
GENEROUSLY PROPORTIONED ACCOMMODATION
AND GARDENS OF AROUND 1/3RD OF AN ACRE
STANDING IN THE CENTRE OF THIS HIGHLY
REGARDED VILLAGE.



DISTANCE

BURY ST EDMUNDS 11 MILES

STOWMARKET 12 MILES

NEWMARKET 25 MILES

CAMBRIDGE 40 MILES

GROUND FLOOR

- Entrance Hall
 - Drawing Room
 - Dining Room
 - Sitting Room
 - Kitchen/Breakfast Room
 - Annexe Sitting Room/Bedroom
or Family Room
 - Conservatory
 - Wet Room/Cloakroom
-

FIRST FLOOR

- Four Double Bedrooms
 - Family Bathroom
-

OUTSIDE

- Driveway & Parking
 - Single Garage
 - Mature Established Gardens
 - River Frontage
 - Garden Shed
-
- No Onward Chain

THE PROPERTY

The former village bakery is an attractive period house with generously proportioned accommodation standing in the centre of the village, close to amenities. This unlisted family house presents brick and flint elevations under predominantly pantile roofs and boasts accommodation of around 2,200 sq ft, arranged over two floors. Coming to the market for the first time in nearly 50 years, this well cared for and characterful family house would now benefit from some modernisation and updating. The entrance hall features the stairs leading to the first floor and doors lead to the ground floor accommodation with a sitting room featuring a red brick open fireplace with brick hearth, fitted bookshelves, secondary double-glazed window to front aspect and a door to the conservatory. The drawing room features a red brick fireplace and houses a Jotul wood burning stove, has a pamment floor, fitted shelving, cupboard under the stairs, secondary double-glazed window to the front aspect and windows to the rear. The inner hall leads to further accommodation with a dining room/study, which was the former bakery shop area with secondary double-glazed window to the front aspect. The kitchen, which is fitted with a range of base and eye level pine units, a butler sink, an oil-fired Stanley oven with back boiler controlling the central heating and a brick floor. There is plumbing for an automatic appliance and doors lead to the conservatory and the rear lobby, which has a door leading to the garden and accesses the former annexe wet room and annexe sitting room/bedroom (more recently used as a family room), which features a red brick fireplace with tiled hearth, secondary double-glazed windows to the side aspect and double doors leading to the garden. The large conservatory has a pamment floor and a fine Black Hamburg grapevine, which spans the ceiling, providing shade. On the first floor the landing leads to four double bedrooms all with secondary double glazing. There is also a family bathroom.

OUTSIDE

The property stands back from the road providing a small front garden enclosed by wrought iron estate fencing with a pedestrian gate leading to the front door and two small trees. The driveway to the side is capable of standing several vehicles and leads to a single garage. The south facing rear gardens are a particular feature of The Old Bakery and have areas of lawn with well stocked shrub beds and borders, a rear terrace area, a wisteria covered iron work archway with seating, which leads to a further garden area. There is a good-sized garden shed to the rear of the garage and access leads to the front of the property. The gardens have river frontage and there is a further rear area of garden, again with river frontage, reserved mainly as a wildlife area with many mature trees including walnut, apple and plum.

LOCATION

Walsham le Willows is an attractive and popular village with a thriving community and a pleasing mix of period and modern housing. It offers a range of facilities including a recently opened village stores, a hardware/country store, butchers and delicatessen, a public house/restaurant, primary school and offers good access to the A14 and to the mainline station at Stowmarket, which offers a fast and regular service to London Liverpool Street taking approximately 85 minutes. The historic cathedral town of Bury St Edmunds lies approximately 11 miles away and offers a full range of schooling, recreational and shopping facilities and cultural amenities including the impressive Georgian Theatre Royal and the Abbey Gardens. The nearby centres of Newmarket, Cambridge and Ipswich are all within easy reach. The international airport at Stansted is some 60 miles away, where in addition to air services there is an express train to London.



DIRECTIONS

From Bury St Edmunds take the A143 through the village of Great Barton and towards Ixworth. Continue on the bypass at Ixworth and at the 2nd roundabout take the third exit signposted Walsham le Willows. Continue along this road and into the village, past the church and just before the village stores, The Old Bakery will be found on the right.

PROPERTY INFORMATION

Services Mains water, electricity and drainage.

Oil fired central heating.

Local Authority Mid Suffolk District Council

Council Tax Band E

Tenure Freehold

Broadband Ofcom states speeds available of up to 1000Mbps

Mobile Signal/Coverage Yes - varies depending on network provider. Please visit www.ofcom.org.uk to check availability

Viewing Only by appointment with the sole agents Jackson-Stops. Tel. 01284 700535

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F		
(1-10)	G	24	
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 202.5 sq m / 2180 sq ft

Approximate Garage Internal Area = 17 sq m / 183 sq ft

Approximate Total Internal Area = 219.5 sq m / 2363 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

BURY ST EDMUNDS

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