



THE COTTAGE
TOSTOCK, SUFFOLK

JACKSON-STOPS 

**THE COTTAGE, THE GREEN, TOSTOCK
BURY ST EDMUNDS, SUFFOLK, IP30 9NY
GUIDE PRICE £375,000**

A BEAUTIFULLY PRESENTED GRADE II LISTED SEMI-DETACHED COTTAGE, OVERLOOKING THE QUINTESSENTIAL SUFFOLK VILLAGE GREEN.



DISTANCE

BURY ST EDMUNDS 7 MILES
STOWMARKET 8 MILES
IPSWICH 19 MILES

GROUND FLOOR

- Sitting Room
- Dining/Garden Room
- Kitchen with Pantry
- Bathroom
- Boiler/Utility Room

FIRST FLOOR

- Two Double Bedrooms with views over the Green
- Cloakroom

OUTSIDE

- Gravel Driveway & Parking
- Gated Side Access
- Attached Garden Store
- Front, Rear & Kitchen Gardens

THE PROPERTY

This charming cottage, that is understood to date back to the 18th century, boasts a wealth of original character features whilst also enjoying the benefits of modern convenience. The house presents rendered elevations under a tiled roof with a single storey rear clay pantile extension, which was built in around 2008 and benefits from modern double-glazed windows and doors.

The accommodation in brief comprises a front door that leads into the sitting room which features an original timber mullion casement window overlooking the village Green to the front, a fabulous inglenook fireplace with bressummer beam and an unusual high brick mantle shelf, exposed floorboards, wall light points and a door to the stairwell leading to the first floor. An inner hall with drinks cupboard, leads to the kitchen and a family bathroom which presents a panel enclosed bath with shower over, low flush wc, wash hand basin unit and a wall mounted radiator towel rail. The stylish country kitchen is fitted with a range of base units with oak worksurfaces, inset ceramic sink unit, AEG double oven, induction hob, integrated dishwasher and there is a useful pantry store. An open doorway with internal window leads into the dining/garden room with double glazed windows and doors to the rear garden and terrace. An outbuilding attached to the rear of the cottage houses the oil-fired boiler with worksurface, exposed original brick floor and space and plumbing for a washing machine and tumble dryer. On the first floor, the landing with a casement window to the rear, leads to two double bedrooms with original stripped wooden doors and frames and to a cloakroom with a wc and washbasin, also housing the pressurised hot water cylinder with linen storage shelving to the side.

OUTSIDE

The property enjoys a cottage garden to the front with a pathway leading to the front door and a gravelled drive to the side leading to double gated access to the rear garden. The rear garden is predominantly laid to lawn with shrub and flower beds and borders, a brick paved terrace ideal for alfresco dining, a picket fence enclosed kitchen garden with vegetable beds and borders, gravelled pathways and space for a greenhouse.

LOCATION

The Cottage is located overlooking the village Green, in the centre of this highly regarded village, which is served by the popular 'Gardeners Arms' pub and restaurant and has a fine parish church, a thriving village hall with tennis courts and an equestrian yard offering 'livery' on the edge of the village. There are good schools available nearby in the villages of Norton, Beyton and Thurston and further facilities in Woolpit. The historic cathedral town of Bury St Edmunds offers an excellent range of amenities with schools in the public and private sectors, extensive shopping facilities and a good range of leisure facilities, including health clubs, swimming pools and golf clubs. There is good access to the A14, A11(M11) and the mainline railway station at Stowmarket (15-minute drive) offers a fast and regular service to London's Liverpool Street taking approximately 80 minutes.



DIRECTIONS

From Bury St Edmunds take the A14 east and then take the Thurston/Beyton exit. Continue following the signs for Beyton, proceeding through the village and bearing left at the junction into Tostock Road. Continue on this road, over the A14 and take the next left onto Norton Road. Proceed along Norton Road and at the fork bear right onto Leys Road. Proceed along Leys Road and the house will be found on the left as you reach the village Green.

PROPERTY INFORMATION

Services Mains water, electricity and drainage. Oil fired central heating (new boiler installed in 2023)

Local Authority Mid Suffolk Council

Council Tax Band C

Tenure Freehold

Broadband Ofcom states speeds available of up to 5500Mbps

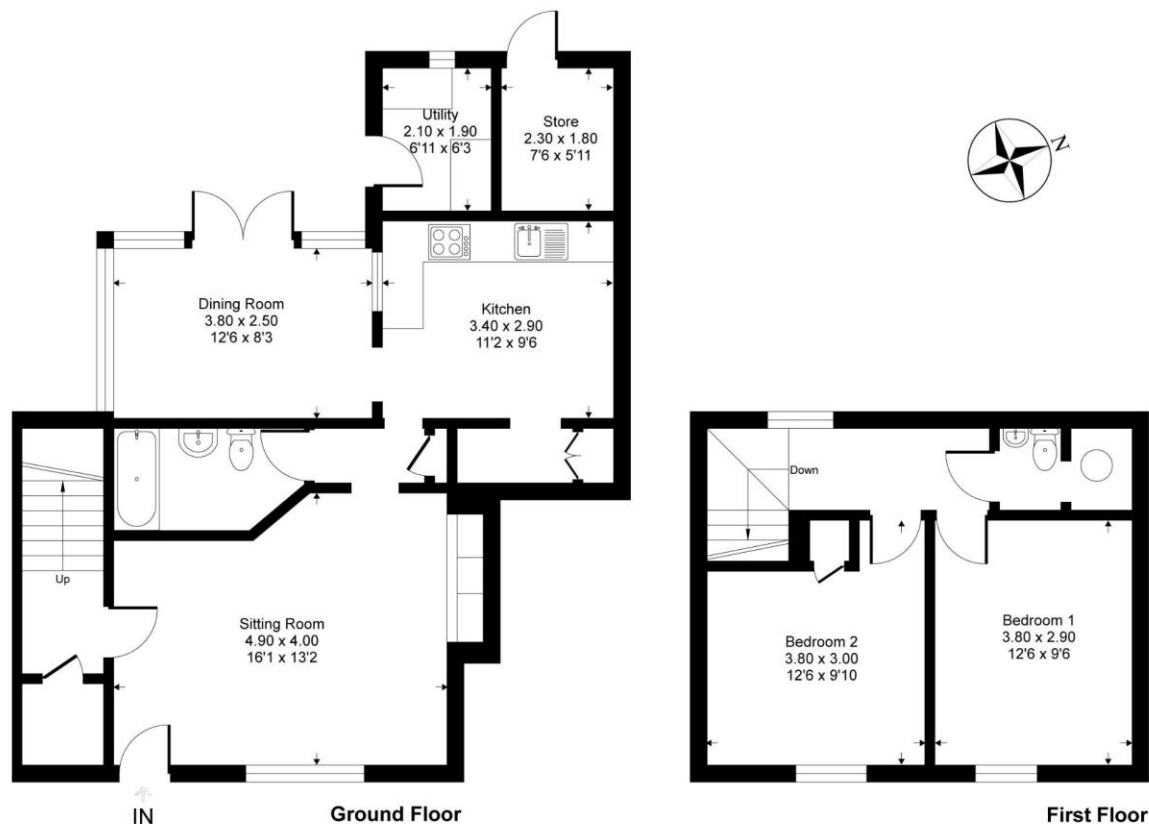
Mobile Signal/Coverage Yes - varies depending on network provider. Please visit www.ofcom.org.uk to check availability

Viewing Only by appointment with Jackson-Stops
Tel: 01284 700535



The Cottage

Approximate Gross Internal Area = 92.3 sq m / 994 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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BURY ST EDMUNDS

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