



Ingham Road, Culford

Sheridans



Ingham Road, Culford IP28 6UD

Guide Price £695,000

A beautifully situated Victorian house enjoying an enviable setting boarding the sought after villages of Culford and West Stow. All in about 2 acres s.t.s.

Built in 1870 and considerably improved and extended in more recent years, Kiln Cottage is a superb Victorian house providing a surprising level of beautifully arranged accommodation possessing a light and airy atmosphere, whilst retaining original features including exposed beams, fireplaces and ledge and brace internal doors. The house stands within splendid two acre grounds whilst enjoying a quiet setting bordering countryside whilst located on the edge of the desirable villages of Culford and West Stow.

The beautifully arranged accommodation provides further scope to extend to the side and currently in brief comprises; Entrance door opening to Entrance hall with door to Sitting Room; a light and airy reception with large bay window to side providing views across the gardens and countryside beyond, fireplace, window to front and door to rear hall with door to garden and stairs off to first floor. Living Room; with fireplace and traditional slate surround, window to front and opening to Kitchen Breakfast Room; fitted with an extensive range of traditional style units beneath wooden preparation surfaces, complemented by range oven set within a fireplace recess with original bread oven retained.

Dining Room, a lovely light area with sliding glass doors on both sides overlooking the gardens, door to Utility/potential annexe kitchen; with range of fitted units with sink and oven. Door to rear hall area with door to garden and door to Family Room/annexe bedroom with window and door to side and a bathroom completes the ground floor accommodation.

On the first floor is a landing with walk in cupboard. Master bedroom with window to front and huge bay window to side

affording amazing views across open countryside. The second guest bedroom is again of a good size with window to front and en-suite shower. Bedroom three has a window to rear overlooking the gardens and completes the accommodation.

Outside

The house is approached down a long driveway leading to the side of the house creating plenty of vehicle parking and access to a superb recently built triple garage with Mezzanine above. The gardens are a particular feature, being particularly well stocked with an abundance of mature specimen trees, shrubs and flowering plants. The gardens are mostly lawned and gated access leads to a paddock area. The grounds provide the occupants with a good degree of privacy, enjoy marvelous countryside views and extend in all to about 2 acres s.t.s.

Location

Kiln Cottage occupies a fabulous setting providing the occupants with peace, tranquility and countryside views, whilst being a stone's throw from the sought after village of West Stow, best known for its woodland walks and recreated Anglo Saxon village. Although closer to West Stow, the property falls under a Culford address, another very sought after village with local facilities including the highly regarded Culford private school. The property is situated within approximately five miles of the historic market town of Bury St Edmunds and provides excellent access to the main road networks.

Directions

From Bury St Edmunds proceed north through the village of Fornham St Martin and straight over the roundabout towards Culford. At the sharp right hand bend, proceed straight on towards

- Entrance hall
- Sitting room
- Kitchen breakfast room
- Dining room, living room
- Annexe Potential, with kitchen/utility
- Family room, 3/4 bedrooms
- 3 bathrooms, potential to extend
- Long driveway
- Private grounds including paddock extending in all to 2 acres s.t.s.
- New triple garaging with Mezzanine

West Stow. Follow the road through the village, passing the church and onto Ingham Road. The driveway to Kiln Cottage will be found on the left just before the right hand bend.

Services

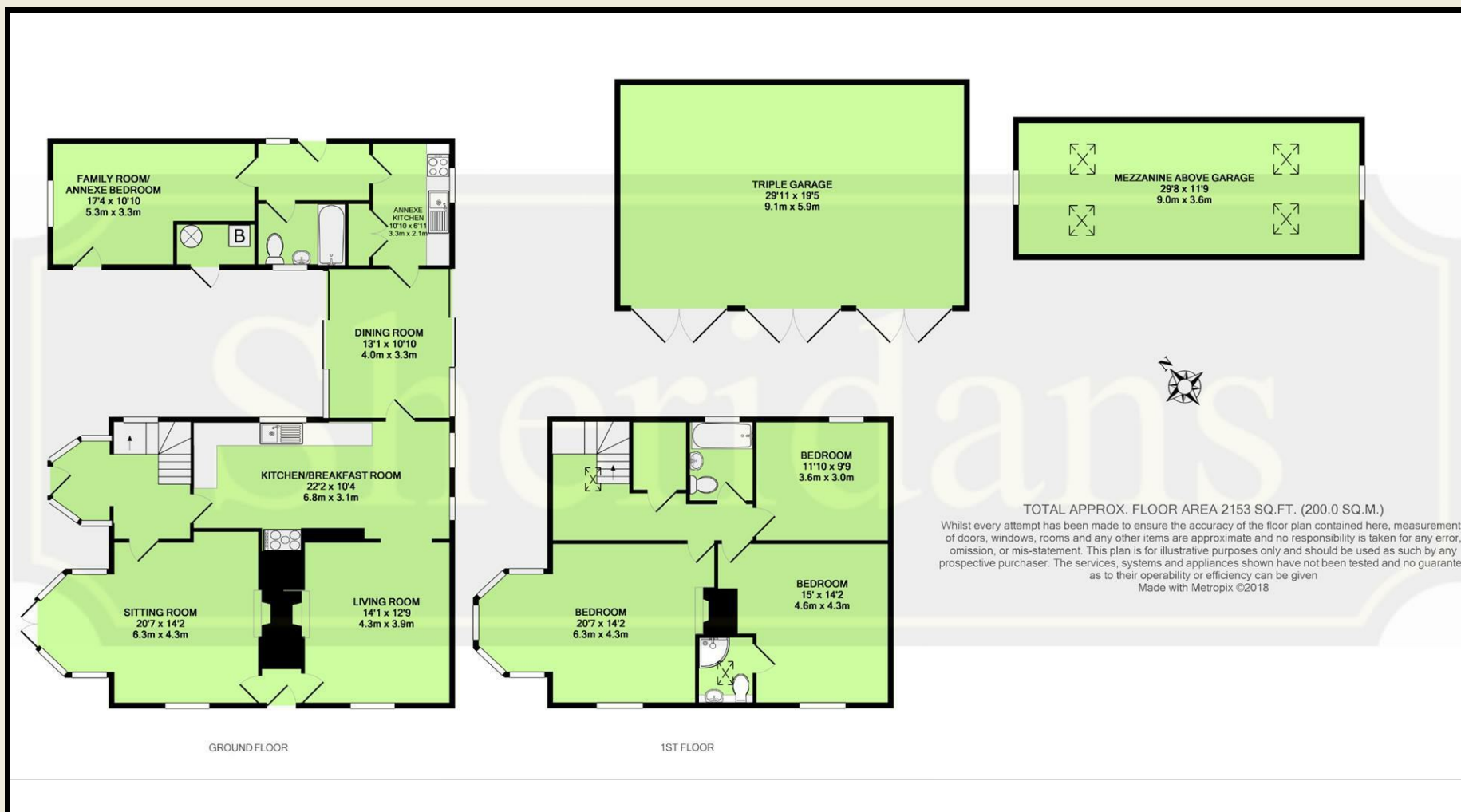
Mains electricity and water are connected. Private drainage. Oil fired radiator central heating. Council Tax Band E.

Agent's note

It is understood that there is currently planning permission granted for a 1.5 storey side extension for detached garage, workshop and general store. Reference number: DC/16/2488/HH.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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 **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office
89 Whiting Street, Bury St. Edmunds
Suffolk, IP33 1NX
Tel: 01284 700 018

Knightsbridge London Office
45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Long Melford Office
The Stables, Hall Street, Long Melford,
Suffolk, CO10 9JT
Tel: 01787 466 566

Registered in England No. 04461290
VAT Number: 794 915 378

Registered office: Sheridans Limited, 88-89 Whiting Street, Bury St. Edmunds, Suffolk, IP33 1NX



Sheridans