



DAVID
BURR

**Armswater Cottages,
Chevington, Bury St. Edmunds, Suffolk.**



ARMSWATER COTTAGES, CHEVINGTON, BURY ST. EDMUNDS, SUFFOLK. IP29 5QQ

Formerly a terrace of three estate cottages, Armswater Cottages are set adjacent to the mature grounds of Ickworth Park Estate, home also to Ickworth House built between 1795 and 1829 and formally the chief dwelling of an Estate owned by the Hervey family, later Marquesses of Bristol, since 1467. The building was the creation of the 4th Earl of Bristol and Bishop of Derry who commissioned the Italian architect Antonio Asprucci to design him a classic villa in the Suffolk countryside. In 1803, the Earl passed away leaving the completion of the house to a successor and in 1956 the house, park and substantial endowment were given the National Trust. The park covers an area of 1,800 acres (730 hectares) home to some of the finest ancient trees in the area some are thought to be at least 800 years old.

Having originally been the property of the Marquesses of Bristol, the cottages latterly found themselves in the ownership of The Late George J.D Bruce who is long acknowledged as one of Britian's leading painters. Bruce would carry out many of his commissions at his London residence but would return to Suffolk, particularly Armswater Cottages to carry out various works, including still-life drawing and painting a handful of portraits of the cottages themselves. For this purpose, a studio was built in the grounds of the cottages located to the East side of the stream running through the grounds of the cottages.

Armswater Cottages currently subsist with the ability to be used as two independent homes, or one residence, with two kitchens, two staircases, four reception rooms and four bedrooms. The property offers scope for cosmetic works, while retaining an abundance of character, enchanting established gardens and an unrivalled setting adjacent to the Ickworth Park Estate.

Formerly a terrace of three estate cottages set adjacent to the wonderfully mature grounds of Ickworth Park is this truly unique country home offered to the market with no onward chain and freehold tenure.

HALLWAY: With access to the stairs rising to the first floor, door to sitting room and access to other principal rooms on the ground floor.

SITTING ROOM: A substantial dual aspect reception room with a delightful red brick Inglenook fireplace and open plan access to;

STUDY: Located to the rear of the property with window to side and French style double doors leading to the rear. Door to;

PRIMARY KITCHEN: Fitted with a range of base units as well as provision for freestanding white goods. The kitchen is currently appointed with an oil-fired Aga, stainless steel sink inset with drainer mixer tap over and 4-ring hob. The kitchen is finished with window to rear and access back to the central hallway. Door leading to;

GARDEN ROOM: A useful addition to the rear of the property with French style double doors leading to the rear and wonderful view to the rear gardens.

SECONDARY KITCHEN: A more traditional farmhouse kitchen finished with flagstone flooring and fitted with a range of base units. Integrated appliances include a sink inset with drainer and mixer tap over, cooker and window to rear with door leading to rear terrace.

DRAWING ROOM: Located to the front of the property with dual aspect windows to front and further door leading to the front of the property. The drawing room is a cosy reception room with an open fire, stairs rising to first floor and door leading to;

DINING ROOM: Benefitting from the ground floor of the two-storey bay, and enjoying a westerly aspect, the dining room is a wonderful room for formal entertaining.

BATHROOM: With suite comprising WC, handwash basin, bidet, bath and corner shower. Window to front aspect.

SHOWER ROOM: With white suite comprising W.C, handwash basin and shower.

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First Floor

GALLERIED LANDING: Leading to;

PRINCIPAL BEDROOM: A substantial double bedroom with triple aspect windows to front and side as well as a wardrobe and **EN-SUITE:** Comprising W.C., handwash basin, bidet, slipper bath and window to rear and a wealth of integrated storage cupboards.

BEDROOM 2: A double bedroom with dual aspect windows to front and rear. Integrated wardrobe.

BEDROOM 3: Double bedroom with window to front and integrated wardrobes.

BEDROOM 4: Bedroom with window to rear and two storey-bay with westerly aspect.

BATHROOM: White suite comprising W.C, handwash basin and panel bath.

The Studio

An exceptional addition to the property located on the East side of the land, accessible either by the driveway or over the foot-bridge, the Studio is a vaulted room with a log burning stove, French style double doors and 4 skylight windows allowing sufficient natural light.

The studio benefits from independent services including power, light, water and drainage. Offering scope for further potential is a kitchenette and a cloakroom comprising W.C and handwash basin. The studio may represent potential for conversion to ancillary accommodation, subject to relevant permissions. Attached to the studio is a **DOUBLE GARAGE**; with up and over doors and power and light connected

Outside

The property enjoys an enviable setting located just a stone's throw from the 1,800-acre grounds of Ickworth park, with approximately one freehold acre of land (sts) afforded a good deal of privacy as a result of the multitude of mature trees and

specimen shrubs. Gently meandering through the grounds is a stream running from North to South, over which is a foot-bridge providing access between the principal dwelling and the studio. The property is accessible via an unmade track from Church Road in Chevington. The distance of the track is approximately 1 mile before arriving at Armswater Cottages and **this track is not owned by the property.**

In all about one acre.

AGENT'S NOTES

- 1) The property is Grade II Listed.
- 2) The property needs renovation in places and is 'sold as seen.'
- 3) A contribution for the maintenance of the track will be required of the new owner.
- 4) The property does not own the grass verge at the front of the cottages.
- 5) The property comprises two freehold titles and is subject to a separate 'Profit a Prendre' Freehold Title which is not part of this conveyance.
- 6) Purchasers should seek guidance from their solicitor regarding the implications of all of the above.

SERVICES: Mains water and electricity are connected, oil fired heating. Private drainage believed to be septic tank. **NOTE:** None of these services have been tested by the agent.

COUNCIL TAX:

1 Armswater Cottages - Band D: £2,073.66pa - 2024.

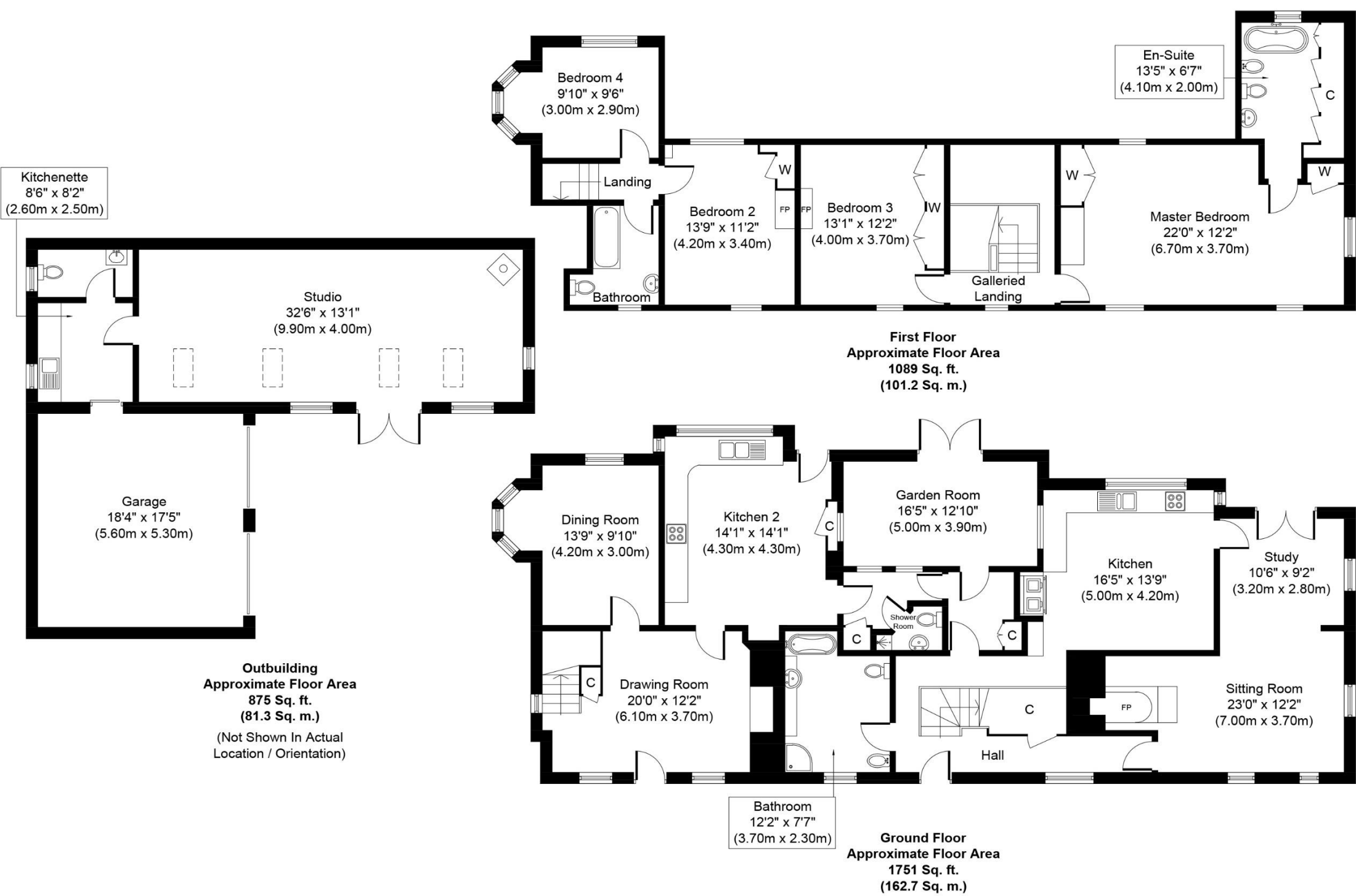
2 Armswater Cottages - Band F: £2,995.29pa - 2024.

LOCAL AUTHORITY: West Suffolk Council, Western Way, Bury St Edmunds, IP33 3YU. 01284 763233.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds office 01284 725525.

WHAT THREE WORDS: ///airship.laugh.belt

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