



**Warren Cottage,
Troston, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

WARREN COTTAGE, 16 COMMON LANE, TROSTON, SUFFOLK. IP31 1EY

Troston is a small rural Suffolk village with local facilities including a village hall, church and a newly refurbished and well-regarded village Pub (The Bull) and a large village playing field. The nearby village of Ixworth is approximately 3 miles and provides a good range of local amenities including doctors and schooling. The nearby historic market town of Bury St Edmunds (7 miles) has an excellent range of schooling, shopping, recreational and cultural facilities together with access to the A14 linking the east coast, Cambridge, the Midlands and London via the M11.

A spacious detached cottage enjoying a wonderful setting on the edge of the highly regarded Suffolk village of Troston. The property requires significant refurbishment and is offered for sale with **NO ONWARD CHAIN**.

A spacious detached cottage enjoying an enviable position on the edge of this well-regarded Suffolk village set within grounds of approximately 1.5 acres (sts).

SITTING ROOM: With log burning stove and fireplace with bressummer over.

DINING ROOM: With feature inset fireplace and dual aspect windows.

KITCHEN: Fitted with a range of wall and base units with dual aspect windows to front and door to side.

UTILITY ROOM: With window to side.

Inner Hall: Door to:-

BEDROOM: A spacious double bedroom with window to rear.

BOOT ROOM: Located to the other end of the property with dual aspect doors to front and rear. Oil fired boiler.

BATHROOM: With white suite comprising WC, hand wash basin and panel bath.

CLOAKROOM 1: With white suite comprising WC and hand wash basin.

First floor

LANDING: Enjoying beautiful views over the adjacent fields and access to:-

CLOAKROOM 2: With white suite comprising WC and hand wash basin.

BEDROOM: A spacious double bedroom with dual aspect windows to rear and side elevation.

BEDROOM: A spacious double bedroom with windows to rear and front aspects. Step up to and door to:-

STUDY: With ample space for storage. Suitable for use as a walk-in wardrobe. Further door housing additional storage beyond.

STORE ROOM: Accessed via a separate door from the study.

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Outside

The property enjoys an enviable position in Warren Lane, bounded by open countryside to the front and rear. Of particular note are the expansive gardens which amount to approximately 1.5 acres, comprising initially formal lawns with a substantial **kitchen garden** and a variety of specimen trees and shrubs, before extending to an expansive area of **meadow** with pathways mown in between as well as a man-made pond. Adjacent to the property is a substantial:-

DETACHED GARAGE: With dual doors to the front and an area of driveway providing **OFF-ROAD PARKING**.

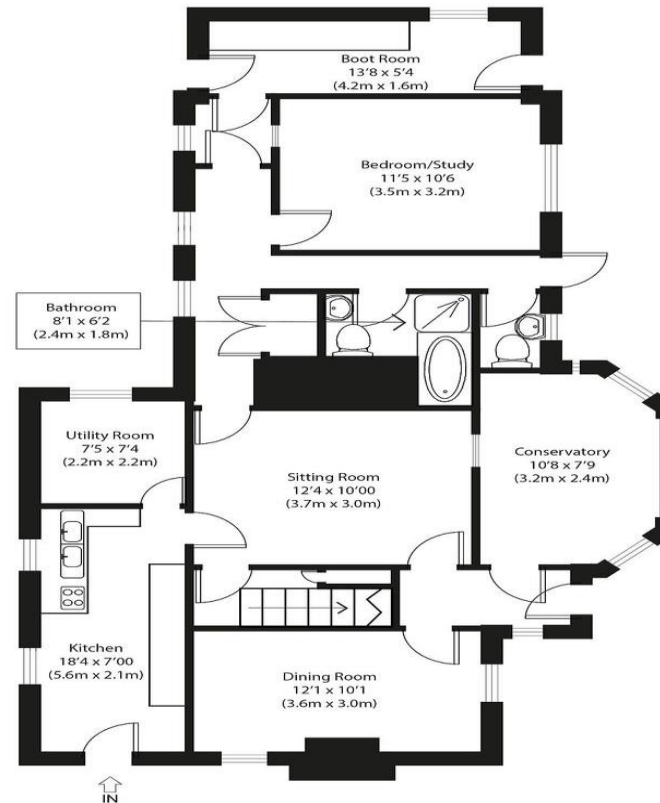
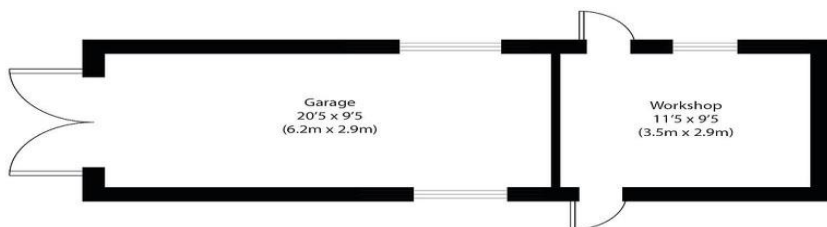
To the rear of the garage is an attached **WORKSHOP:** Suitable for fulfilling a number of uses.

Incorporated within the grounds is the oil tank.

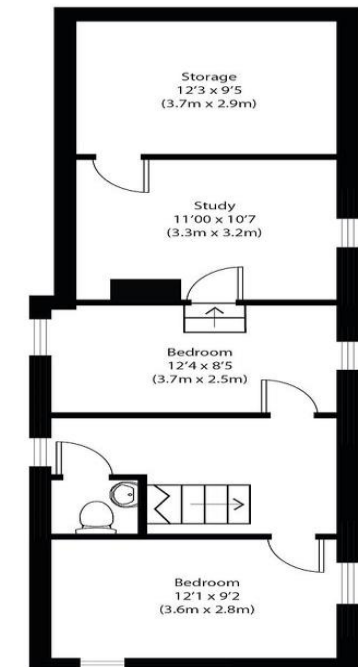
In all about 1.5 acres (sts).

Approximate Gross Internal Area
Main House 1530 sq ft (142 sq m)
Outbuilding 305 sq ft (28 sq m)
Total 1835 sq ft (170 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisers should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



Ground Floor



First Floor

SERVICES: Main water and electricity are connected. Private drainage (septic tank). Oil fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: St. Edmundsbury Borough Council: 01284 763233.
Council Tax Band: D - £1519 – 2023.

EPC RATING: E – report available upon request.

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

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

