



**The Firs**  
**Woolpit, Suffolk**

**DAVID  
BURR**

# The Firs, Warren Lane, Woolpit, Suffolk, IP30 9RT

Woolpit is a prosperous and thriving village noted for its period architecture, the skyline dominated by the magnificent parish church of St Mary. The village offers a comprehensive range of facilities including post office/village stores, primary school, bakery, coffee shop, gift shop, hairdresser, doctor's surgery, garage/shop and public house. The A14 trunk road bypasses the village and affords fast access to the Cathedral town of Bury St Edmunds 10 miles, Stowmarket 7 miles, the latter providing a commuter rail link to London's Liverpool Street station.

Situated in the ever-popular village of Woolpit, this substantial property offers an exciting opportunity for those seeking a home to modernise and make their own. Requiring updating throughout, the accommodation is versatile and well-proportioned, making it an ideal project for buyers looking to add value and create a space tailored to their needs.

## **A fantastic opportunity to modernise a substantial property in a well served and popular village.**

The ground floor features a welcoming entrance hall leading to a sitting room and adjoining conservatory, offering views over the garden. A separate dining room provides space for entertaining, while the kitchen/breakfast room offers a good foundation for renovation into a modern family hub. A utility room adds further practicality and the ground floor also includes a bedroom that could alternatively serve as a home office, ideal for flexible living arrangements.

On the first floor, there are four bedrooms, all offering potential for improvement. A shower room completes the upper level, presenting an opportunity to upgrade to a contemporary design.

### **A Desirable Location**

Woolpit is a thriving village that combines a charming rural setting with excellent local amenities. The village is well-served by a range of facilities, including a primary school, village stores, a post office, a popular pub, and a café. Its community spirit and picturesque surroundings make it a highly desirable place to live.

For those who enjoy the outdoors, the surrounding countryside offers beautiful walks and cycling routes. Meanwhile, the nearby A14 ensures easy access to the historic market town of Bury St Edmunds, the larger town

of Stowmarket, and further afield. For commuters, Stowmarket train station is just a short drive away, providing regular services to London Liverpool Street.

### **A Home Full of Potential**

This property represents a rare opportunity to modernise and personalise a home in a sought-after village. With a flexible layout and scope for improvement, it is sure to appeal to buyers with vision, whether they are creating a family home, an investment, or simply looking for a rewarding project.

Viewings are highly recommended to appreciate the full potential of this property.

**SERVICES:** Mains water, drainage and electricity are connected. Oil radiator heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council. Band E.

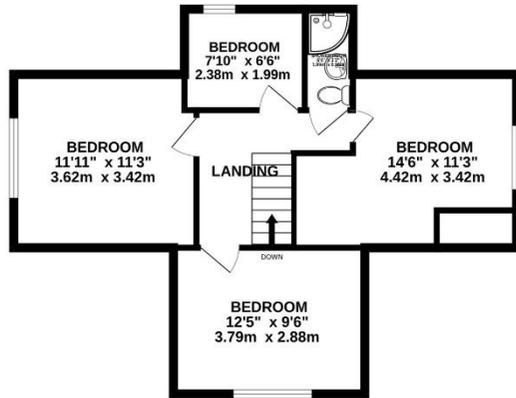
**EPC Rating:** TBC

**BROADBAND AND MOBILE:** Please see Ofcom.org.uk for further details

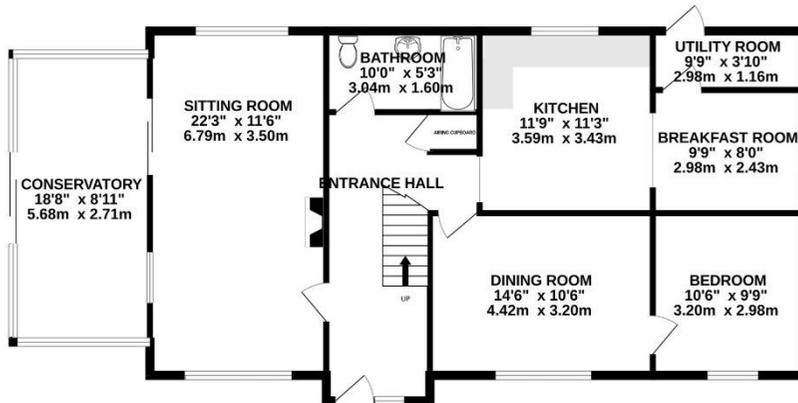
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**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245.

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1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



GROUND FLOOR  
1120 sq.ft. (104.0 sq.m.) approx.

TOTAL FLOOR AREA : 1651 sq.ft. (153.3 sq.m.) approx.  
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