



DAVID
BURR

The Jays

Walsham Road, Wattisfield.

A substantial family home where space, privacy and outdoor living come together.



Lifestyle Introduction

The Jays offers far more than a substantial family home..

The Jays is a truly exceptional Suffolk property, offering far more than a substantial detached family home. Set within approximately 1.52 acres of beautifully maintained grounds (sts), the estate comprises an impressive four-bedroom residence, a detached self-contained annexe, and two established holiday cottages, creating a rare opportunity for multi-generational living, lifestyle flexibility and income generation.

Nestled within a peaceful Mid Suffolk village, The Jays combines the tranquillity of countryside living with a wealth of practical accommodation and business potential. The independent cottages provide a proven holiday letting income, while the annexe offers ideal space for extended family, guests, home working or additional rental opportunities.

Surrounded by mature gardens, open lawns and attractive outdoor entertaining spaces, the property has been thoughtfully designed to embrace both family life and leisure. Whether enjoying the privacy of the grounds, hosting guests, or benefiting from the established holiday accommodation, The Jays presents a unique lifestyle opportunity in an idyllic rural setting.

Key Features

- Substantial four-bedroom detached family home
- Detached self-contained annexe
- Two established holiday cottages generating regular income
- Extensive grounds extending to approximately one acre (sts)
- Peaceful and picturesque countryside setting
- Exceptional outdoor living and entertaining spaces
- Proven holiday letting business with repeat clientele
- Ample private parking for residents and guests
- Flexible accommodation suitable for multi-generational living
- Excellent balance of rural tranquillity and accessibility

Arrival

The property is approached via a generous shingle driveway, providing extensive parking for both residents and visiting guests. From the moment of arrival, The Jays offers a sense of privacy and space, with mature landscaping and attractive grounds creating a welcoming first impression that continues throughout this remarkable property.



Living & Entertaining

At the heart of The Jays is a superb collection of light-filled living spaces, thoughtfully designed to balance everyday comfort with effortless entertaining. Generous proportions, attractive garden views and a seamless flow between rooms create a welcoming atmosphere throughout the home.

The impressive open-plan kitchen and dining room forms the true hub of the property, offering a stylish and sociable environment where family and friends can gather. Flooded with natural light, this contemporary space is perfectly suited to both relaxed daily living and larger occasions.

For quieter moments, the principal sitting room provides an elegant retreat. Centred around a striking feature fireplace and enjoying direct access to the gardens, it is a warm and inviting space in which to relax and unwind while remaining connected to the beautiful surroundings.



Outdoor Living

The extensive paved terrace creates an impressive outdoor entertaining environment, perfectly positioned to enjoy the property's beautiful gardens and peaceful surroundings. Offering generous space for al fresco dining, summer gatherings and family relaxation, this attractive area provides a seamless extension of the home during the warmer months.

The swimming pool, whilst currently not in use and requiring reinstatement, remains a notable feature of the grounds and presents an exciting opportunity for prospective owners to restore and enhance an exceptional outdoor leisure space, subject to any necessary works.

Combined with the mature gardens and private setting, the outdoor areas at The Jays offer tremendous scope for recreation, entertaining and enjoying the Suffolk countryside throughout the year.



Annexe Accommodation

A particularly useful feature of the property is the self-contained annexe, ideally suited to multi-generational living, guest accommodation or ancillary use.

The accommodation is arranged around a private entrance hall and includes a spacious open-plan kitchen/sitting room extending to approximately 29ft in length, providing ample space for both living and dining. There is a generous double bedroom, a well-appointed bathroom and an attractive garden room enjoying views over the gardens, offering an excellent additional reception area, study or hobby room.

Extending to approximately 625 sq ft (58.1 sq m), the annexe provides comfortable and independent accommodation whilst remaining closely connected to the main house.



Two Independent Cottages

Independent Accommodation

A particularly valuable feature of The Jays is the inclusion of two self-contained one-bedroom cottages, set separately from the principal residence and offering superb flexibility.

Each cottage enjoys its own independent access and provides well-arranged open-plan living accommodation, together with a bedroom and bathroom. In addition, both cottages benefit from their own enclosed private garden, creating a secluded outdoor space for guests to relax and enjoy the peaceful surroundings.

Perfectly suited to visiting family, guest accommodation, multi-generational living or home working, the cottages also present clear potential for holiday letting or longer-term rental income, subject to any necessary consents.

Key Features

- Two self-contained one-bedroom cottages
- Independent access to each cottage
- Private enclosed garden serving each cottage
- Open-plan living accommodation
- Regular holiday let or rental income (designated holiday let).



Setting & Location

Enjoying a delightful position within the Suffolk countryside, The Jays offers the perfect balance of rural tranquillity and everyday convenience. Surrounded by attractive open countryside and peaceful village surroundings, the property provides a wonderful sense of privacy and escape while remaining well connected to local amenities and transport links.

The surrounding area is renowned for its picturesque landscapes, charming villages and network of footpaths and bridleways, making it ideal for those who enjoy walking, cycling and outdoor pursuits. A selection of well-regarded schools, independent shops, market towns and leisure facilities can all be found within easy reach.

Despite its peaceful setting, The Jays benefits from excellent accessibility to the wider region, offering convenient connections for commuting, travel and day-to-day living. This rare combination of countryside charm and practical convenience makes the property particularly appealing for families, multi-generational households and those seeking a more relaxed pace of life without compromising on connectivity.



Lifestyle

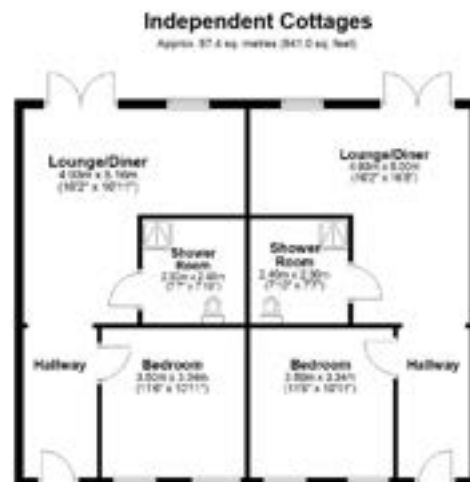
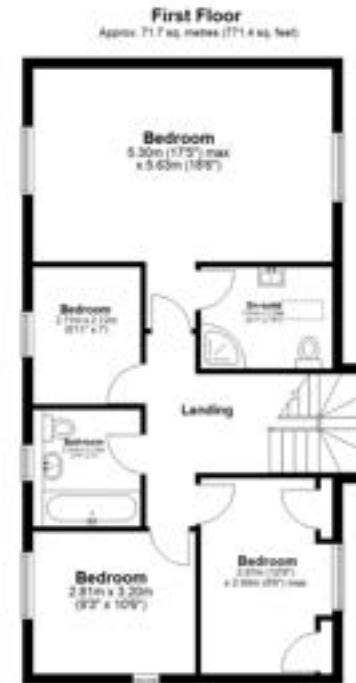
The Jays offers a rare blend of countryside living, flexible accommodation and income-generating potential. Set within generous grounds, the property provides an enviable lifestyle centred around space, privacy and the enjoyment of the outdoors.

Whether hosting family and friends, accommodating multiple generations under one roof, or continuing the successful holiday letting business, the property adapts effortlessly to a variety of needs. The detached annexe and two established cottages add further versatility, creating opportunities for independent living, guest accommodation or supplementary income.

Surrounded by the beautiful Suffolk countryside yet remaining within easy reach of local amenities and transport links, The Jays presents a unique opportunity to enjoy the best of rural living without compromising on convenience.



Floorplan



Total area: approx. 310.6 sq. metres (3342.8 sq. feet)

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Walsham Road, Wattisfield

Property information

Mid Suffolk District Council - E

EPC Rating: TBC

Tenure: Freehold

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