



Bakehouse Cottage, Bury Lane, Stanton, Bury St. Edmunds, Suffolk, IP31 2DF

**MARK · EWIN**  
BURY ST EDMUNDS



Bakehouse Cottage, Bury Lane,  
Stanton, Bury St. Edmunds,  
Suffolk, IP31 2DF

Offered For Sale with No Onward Chain is this charming period cottage thought to date back to the 18th Century.

The property provides flexible living accommodation and benefits from a wealth of character evident from the exposed timbers, polished floorboards and the inglenook fireplace. The property provides a tucked away location, yet benefits from the array of facilities found in Stanton.

The ground floor comprises of spacious reception hall with stairs rising to the galleried landing. There is a sitting room with study area and dining room with attractive redbrick inglenook fireplace containing the delightful wood burner. The kitchen offers base level units with attractive wood worktop complemented the butler sink. The ground floor is completed by a further bedroom, or study, depending on individual needs.

Moving to the first floor there is a study/dressing area leading to the family bathroom, there are two double bedrooms, and the property benefits from useful attic space storage.

Outside the property, the front garden is mainly laid to lawn, and to the rear of the property there is a delightful enclosed cottage garden laid mainly to lawn with shrubs, borders, mature trees, raised planting beds and a paved patio area. Parking is provided via unrestricted on street parking.



#### Directions

Proceed out of Bury on the A143 towards Diss and pass through the villages of Great Barton and Ixworth. Take the right hand turning onto Old Bury Road, heading into the village at the Church turn right onto The Street and once you reach the Pub right again onto Bury Lane, the property will be located tucked away on your right just past Fordhams Close.

#### Location

Stanton village offers a great range of amenities including chip shop, local store, post office, farm shop, public house and schooling. Stanton is central in regards to access towards Diss or Bury St Edmunds. There is a regular bus service to the historic market town of Bury St Edmunds which provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stanstead Airport via the A11/M11.

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**Accommodation:**

Entrance Hall

Kitchen 14' 6" x 6' 7" (4.42m x 2.00m) maximum

Dining Room 14' 8" x 11' 6" (4.47m reducing to 3.66m x 3.51m)

Sitting Room 9' 10" x 12' 10" (2.99m x 3.90m)

Study Area 8' 11" x 11' 5" (2.72m reducing to 1.82m x 3.48m)

Bedroom Three 9' 6" x 7' 5" (2.90m x 2.26m)

First Floor

Bedroom One 14' 7" x 10' 6" (4.44m x 3.19m)

Bedroom Two 9' 9" x 10' 0" (2.98m x 3.04m)

Bathroom 9' 5" x 7' 1" (2.88m x 2.17m)

Study / Dressing Area 7' 2" x 8' 0" (2.19m x 2.45m)

Attic Storage

Outside

Garden

**Additional Information:**

Council Tax Band: B

EPC Rating: E

Tenure: Freehold

Offers Over £270,000  
Freehold





For identification only-Not to scale  
(c) Visual Floor Planner

**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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