



Shepherd's Rest, Wash Lane, Wickhambrook

Guide Price £475,000

LEE WILKINSON

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Lee Wilkinson Estate Agents are please to offer for sale this well presented character cottage, situated in a stunning location, within the village of Wickhambrook. The property benefits from lovely countryside views to both the front and rear, and benefits from being located on a very quiet country lane, yet within easy walking distance of the village amenities including primary school, village shop/Post Office, doctors surgery and public house with restaurant. The towns of Bury St Edmunds, Haverhill, Clare and Newmarket are all close by with the City of Cambridge a little further afield. The property benefits from three upstairs bedrooms, plus a galleried study/studio offering flexible space. Downstairs are three reception rooms, one of which is a delightful oak framed garden room, with fantastic views across the garden and fields beyond.

Property Ref; LW0712





Oak part glazed entrance door leading into;

Dining Room

3.51m max x 4.45m max (11'6" x 14'7")

Large Inglenook fireplace with oil fired Rayburn stove inset, this used to be used for heating and hot water, until the installation of the air source heating system. Exposed brick floor and timbers. Windows to both front and rear aspects. Stairs to first floor. Door through to;

Shower Room

2.39m max x 2.27m max (7'10" x 7'5")

Wash basin set into vanity unit with storage under, shower enclosure, door through to W/C and separate wash hand basin. Built in storage cupboard, wall mounted mirror and tiled floor with part tiled walls. Window to side aspect..





Kitchen

2.3m x 3.65m (7'6" x 11'11")

Fitted with a range of solid wood wall mounted and base units with solid wood worksurface over, 1½ bowl acrylic sink and drainer with mixer tap over. Space and plumbing for both washing machine and dishwasher. Eye-level oven, separate electric hob with extractor over. Tiled walls and floor. Window to side aspect and glazed door onto rear garden patio area.

Sitting Room

3.63m max x 6.99m max (11'10" x 22'11")

A large Inglenook fireplace sits at one end of this well proportioned yet cosy room, and has a wood burning stove inset, on a raised brick hearth. Built in storage cupboards. Exposed beams and brick, split level floor. Two windows to rear, one to side and one to front, bring in a good amount of natural light into this room. Traditional latch and brace door though to;



Garden Room

4.72m x 3.72m (15'5" x 12'2")

A superb room, constructed of oak frame on a brick base. Part vaulted, part mezzanine floor. Windows to three sides including high level apex windows. Tiled roof. Double doors leading onto the rear garden patio area. Tiled floor.



1st Floor

Landing (accessed via Dining Room) with window to side aspect, wooden floor, exposed beams and large storage cupboard. Doors through to;

Bedroom 1

3.28m max x 3.36m max (10'9" x 11'0")

With a range of built in eaves cupboards and wardrobe. Wooden floor. Window to front aspect with fantastic views over fields.

Bathroom

1.3m x 2.86m (4'3" x 9'4")

Three piece suite comprising corner bath, W/C and hand basin set on vanity unit with storage under. Part tiled walls and tiled floor. Window to side aspect.





1st Floor

Landing (accessed via Sitting Room staircase), with built in storage cupboards, wooden floor, latch and brace doors through to;

Bedroom 2

3.26m max x 3.23m max (10'8" x 10'7")

Built in storage cupboards and exposed wooden floor. Window to front aspect, benefitting from superb views.

Bedroom 3

1.83m x 2.35m (6'0" x 7'8")

Built in storage cupboards, exposed wooden floorboards and window to side aspect.



Studio/Study room

3.49m max x 2.83m max (11'5" x 9'3")

Mezzanine space over the garden room. Built in storage. Plenty of natural light from the garden room apex windows as well as an additional Velux style window. Smaller than average door access into this room, but a perfect hobby or work space.

Garage

4.69m x 2.81m (15'4" x 9'2")

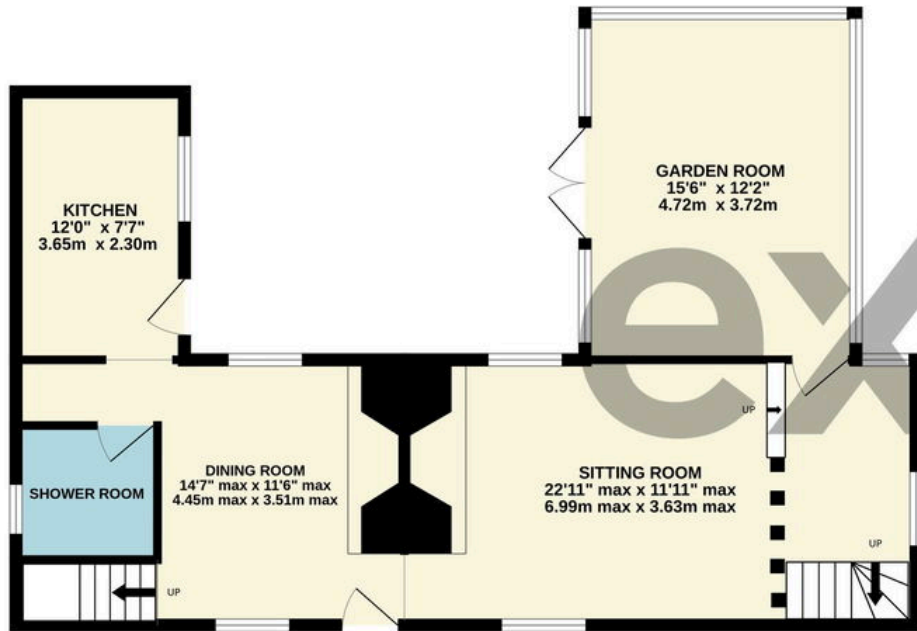
Solar panels located on the roof with inverters inside. Fitted with power and light and roller door. Window to side aspect.



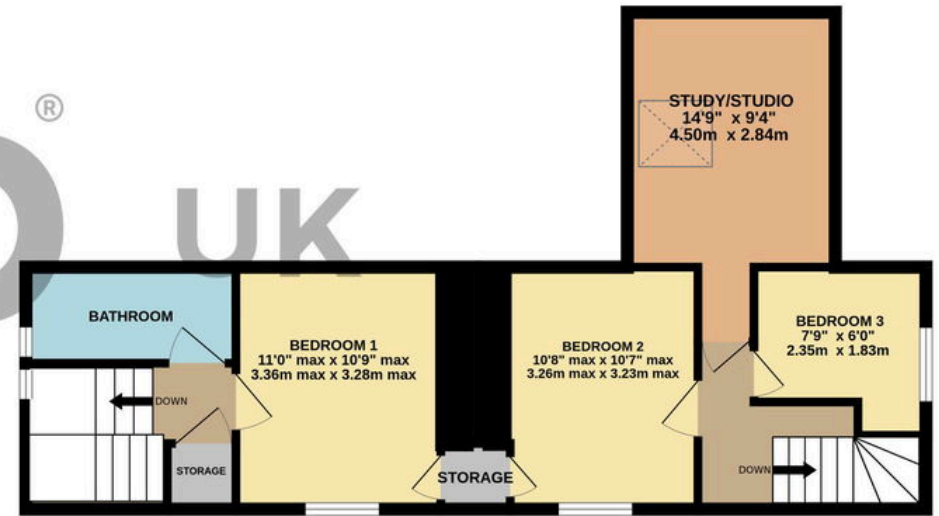
Outside

The front garden is a mixture of brick built raised flower beds, shingle pathways and a vegetable garden with mature pear tree. Shingle driveway to side leading to the garage and providing plenty of off road parking. The rear garden is an absolute delight, laid out as a cottage garden with sweeping borders and beds filled with flowers and shrubs. Plenty of fruit trees and bushes including, fig, blackcurrent, plum, pear, gooseberries, apples, redcurrent and damson. Greenhouse and wooden storage shed. Lawned area to rear of the garden which provides a superb seating area with views of rolling fields beyond the garden. Vegetable patch, fish pond and block paved patio ideal for entertaining.

GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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