



**Westcroft,  
Hartest, Suffolk**

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# WESTCROFT, HARTEST, BURY ST. EDMUNDS, SUFFOLK, IP29 4NA

Hartest is one of West Suffolk's most favoured villages. The Green, a conservation area, is characterised by its variety of period buildings and amenities include a primary school, a butchers, public house and village church. The market town of Sudbury with its commuter link to London Liverpool Street is about 10 miles south and the Cathedral town of Bury St Edmunds with its comprehensive amenities, about 9 miles north.

This elegant detached Edwardian house occupies a commanding position in an elevated location and enjoys far reaching field views. The light spacious, versatile accommodation has been cleverly and sympathetically extended and now provides well-balanced accommodation well suited to modern living. Further benefits include a barn incorporating a double garage, extensive off-road parking, south facing garden and generous grounds amounting to about **1.08 acres**.

## **An elegant detached house in an elevated setting with far reaching field views within one of the areas most favoured villages.**

**ENTRANCE HALL:** Measuring 27ft long with a 9ft ceiling height, this inviting area has a staircase rising to the first floor. Deep skirting, picture rail and doors to:-

**DRAWING ROOM:** With a large bay which incorporates a set of double doors opening onto terracing and overlooking the garden beyond. Fireplace with inset log burning stove on a slate hearth and moulded stone surround. Deep skirting and picture rail.

**DINING ROOM:** An elegant room with views over the garden, high ceiling, deep skirting, picture rail and fireplace with brick hearth. Double doors open to:-

**CONSERVATORY:** A light addition with exposed brickwork, views over the garden and double doors opening onto terracing.

**SITTING ROOM:** With a high ceiling, picture rail, deep skirting and double doors opening to the garden.

**STUDY:** A versatile space that could be a play room, snug, etc and finished with extensive book shelving either side of the fireplace.

**UTILITY ROOM:** 7'6" x 7'. Cleverly hidden behind built-in cupboards is a recessed area with plumbing for washing machine, space for tumble dryer, fitted worktop and shelving. Further useful storage cupboards.

**CLOAKROOM:** Attractive tiled floor, heated towel rail, WC and wash hand basin.

**KITCHEN/DINING/LIVING ROOM:** An exceptional addition with the dining/living area having a 12ft high vaulted ceiling and a 10ft wide wall of glass providing views over the garden and incorporating bi-fold doors opening onto terracing. Attractive light oak flooring runs throughout and the kitchen area has been fitted, by 'Roundhouse kitchens' with an extensive range of contemporary modern units, thick quartz worktops incorporate a large twin bowl sink unit with Quooker tap over, separate Quooker water tap. Appliances include 2 Miele ovens and a large warming drawer, 5-ring Siemens hob with extractor fan over, full height fridge, double Pantry Cupboard, deep pan drawer, bins, dishwasher and large breakfast bar. Door to:-

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**BOOT ROOM:** 11' x 5'2". A useful room with fitted worktop, space for additional appliances, tiled floor, useful storage cupboard and door to side garden.

## First Floor

**LANDING:** Shelved linen cupboard, access to loft storage space, picture rail and doors to:-

**PRINCIPAL SUITE:** Divided into distinct areas with the bedroom enjoying outstanding far reaching countryside views,

**DRESSING ROOM:** Ample space for built-in wardrobe if required.

**ENSUITE:** Finished with a deep double ended contemporary bath by Ashton and Bentley. Large fully tiled shower cubicle, heated towel rail, WC and wash hand basin with storage below.

**BEDROOM 2:** Overlooking the rear garden. Door to:-

**ENSUITE:** A spacious room with a particularly large shower cubicle, heated towel rail, WC and wash hand basin.

**BEDROOM 3:** With far reaching field views and door to:-

**ENSUITE:** Large fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

**BEDROOM 4:** A charming room with a view over the fields in one direction and the garden in the other. Pretty fireplace with attractive tiled slips and hearth.

**BEDROOM 5:** Pitch pine floorboards, high ceiling and Victorian fireplace.

**FAMILY BATHROOM:** Deep double ended bath with contemporary fittings and shower attachment. Large fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

## Outside

A large sweeping gravel drive provides extensive **OFF-ROAD PARKING** for a number of vehicles and in turn leads to:-

**OUTBUILDING:** A former stable/coach house with weather boarded elevations under a tiled roof and divided into 2 distinct areas with one end incorporating a **DOUBLE GARAGE** and the other extensive **STORAGE/WORKSHOP** space. Further **outbuildings** offer potential for a variety of uses.

The grounds are one of the property's most attractive features, generous in size and incorporating well placed terraces, large open expanses of lawn, well stocked colourful beds and an extensive variety of established trees all abutting fields and countryside to provide exceptional views beyond.

**In all about 1.08 acres.**

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

**LOCAL AUTHORITY:** Babergh District Council: 0300 123 4000.  
Council Tax Band: G - £3,494.38 – 2024/25.

**EPC RATING:** Band D – a copy of the certificate is available on request.

**BROADBAND SPEED:** Up to 1800 Mbps (source Ofcom).

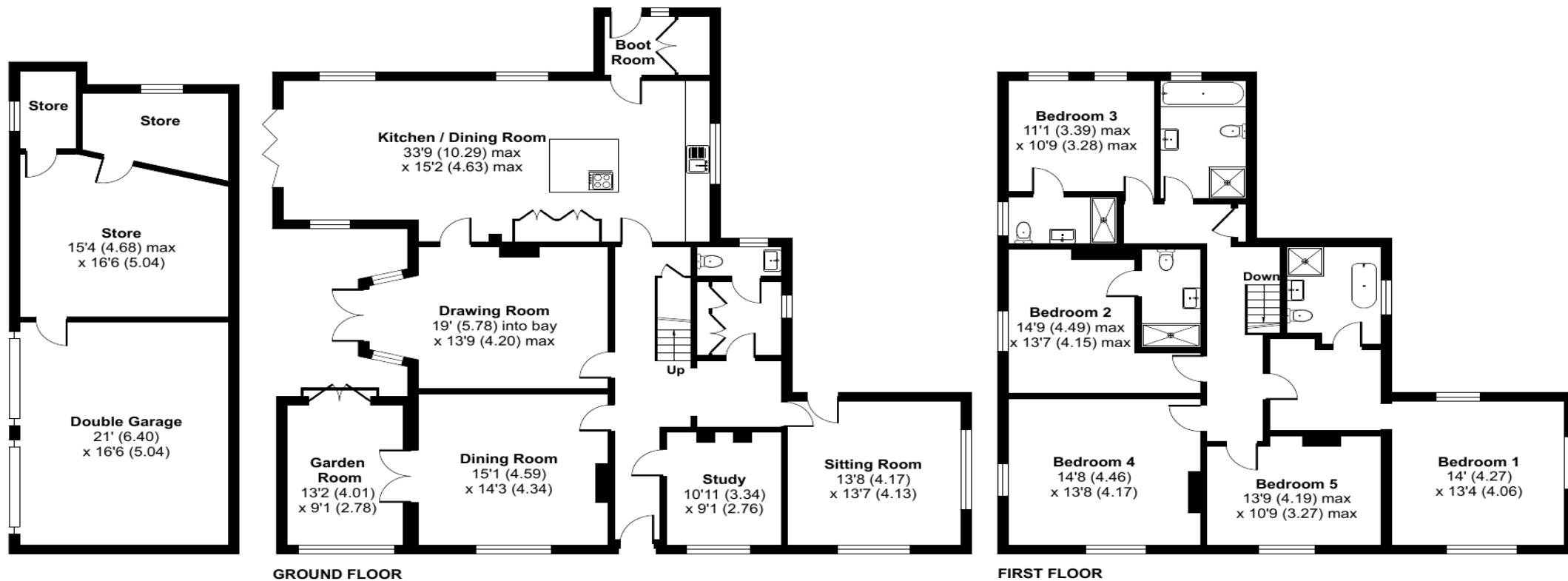
**WHAT3WORDS:** ///episode.rips.soggy.

**VIEWING:** Strictly by prior appointment only through DAVID BURR

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Somerton Road, Hartest, Bury St. Edmunds, IP29



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Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346



