



**130 High Street,  
Bildeston, Suffolk**

**DAVID  
BURR**







# 130 HIGH STREET, BILDESTON, IPSWICH, SUFFOLK, IP7 7ED

Bildeston is an attractive village with many fine period properties. There is a village shop, post office, primary school and the whole area is surrounded by countryside. The medieval village of Lavenham with its wealth of period houses is some 6 miles distant and offers a good selection of shops and services and the market town of Hadleigh, equidistant offering an excellent range of facilities for everyday needs.

A remarkable Grade II listed village house which was once the old Kings Head pub offering accommodation in excess of 2500 sq ft. The property displays wonderful original period features including exposed timbers, brickwork and a fine inglenook fireplace. Accommodation is arranged over three levels which includes two reception rooms, a kitchen/dining room, utility and ground floor cloakroom. Three bedrooms are served by three bathrooms (two en-suite and further dressing room to the master) and there is the further benefit of a loft room. To the rear is a low maintenance courtyard garden and private area of parking.

## A substantial three-bedroom, three-bathroom village house of considerable character.

Front door leading to:-

**ENTRANCE VESTIBULE:** With tiled flooring, space for coats and shoes and door leading to:-

**ENTRANCE HALL:** With engineered oak flooring, high ceilings and exposed timbers and opening out into a wider area with a staircase rising to first floor with a useful storage cupboard below and display shelving adjacent. Particularly large storage cupboard off and doors leading to:-

**DRAWING ROOM:** 22'11" x 15'3" (6.99m x 4.66m) An impressive reception room with 9'10" high ceilings with extensive exposed timbers and tall secondary glazed sash windows allowing for plenty of natural light. The focal point of the room is an incredible inglenook fireplace with twin oak bressumer beams, exposed stack and cast-iron wood burning stove on a stone hearth. Plenty of space for seating and double doors opening into:-

**KITCHEN/DINING ROOM:** 18'4" x 13'3" (5.59m x 4.03m) A spacious room with a quarry tiled floor and a range of base level units with solid wooden worksurfaces incorporating a one-and-a-half sink with mixer tap above and drainer to side. LPG Rangemaster cooker with extractor fan over and tiled splashbacks and with an integrated refrigerator and freezer and Bosch dishwasher. Window overlooking the courtyard garden, exposed timbers and plenty of storage throughout.

**SNUG:** 11'11" x 11'2" (3.64m x 3.41m) With a wonderful original timber door, exposed beams and brickwork with a wood burning stove. Two sash windows overlooking the street scene.

**REAR HALL:** With door leading into the garden and door leading to:-

**UTILITY:** 7'10" x 6'7" (2.40m x 2.01m) Containing a range of base level units with worksurfaces incorporating a ceramic sink with a mixer tap above and further space and plumbing for a washing machine and space for tumble dryer. Door leading to:-

**CLOAKROOM:** Containing a WC and a wash hand basin on a wooden worktop.

### First Floor

**LANDING:** With a vaulted ceiling and skylight allowing for plenty of natural light and exposed timbers and a staircase leading to second floor. Doors leading to:-

**BEDROOM 1:** 17'4" x 8'6" (5.29m x 2.58m) A spacious double bedroom with a thumb latch door leading to:-

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**DRESSING ROOM:** A useful area with two storage cupboards off and a door leading to:-

**EN-SUITE WET ROOM:** Containing a shower with a tiled surround, WC and wash hand basin.

**BEDROOM 2: 10'8" x 6'11"** (3.26m x 2.12m) With access to loft storage space, exposed timbers and an outlook to the rear. Door leading to:-

**EN-SUITE BATHROOM: 10'2" x 6'11"** (3.10m x 2.12m) Containing a panel bath with a shower over and tiled surround, WC and pedestal wash hand basin. Heated towel rail.

**BEDROOM 3: 18'1" x 10'2"** (5.51m x 3.11m) A double room with exposed timbers and a central cast-iron fireplace and generous storage cupboards to each side.

**WET ROOM:** Containing a shower area, WC and wash hand basin.

## Second Floor

**LOFT ROOM: 32'8" (max) x 9'2" (to midpoint of eaves)** (9.95m x 2.80m)  
A versatile space with exposed timbers and brickwork.

## Outside

The property is approached via a shared access which serves a small number of dwellings and leads onto a **PRIVATE OFF-ROAD PARKING SPACE**. To the rear of the property is a low maintenance courtyard garden which is paved and contains a timber pergola.

## AGENT'S NOTES

The parking area is accessible via a right of way serving a small number of dwellings. Please contact the office for additional information.

The property is Grade II listed and situated in a conservation area.

**SERVICES:** Main water and drainage. Main electricity connected. LPG fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Exempt

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**COUNCIL TAX BAND:** E

**PRICE:** £700 pcm

**DEPOSIT:** £807.69

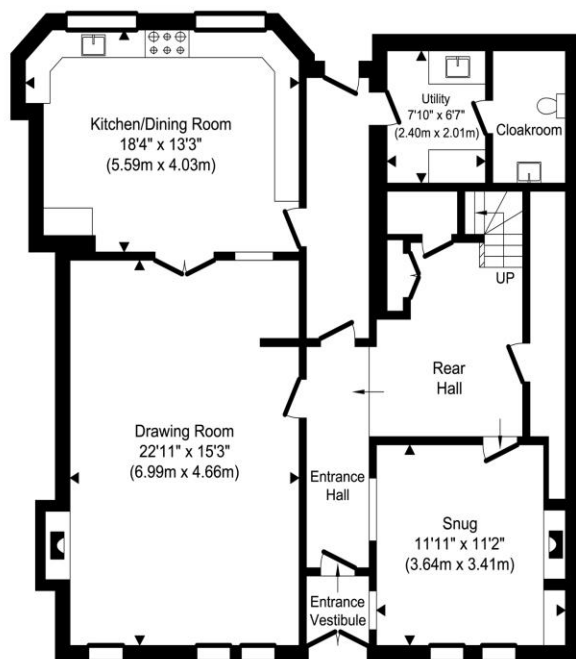
**TENURE:** A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

**WHAT3WORDS:** ///sounds.verse.yesterday

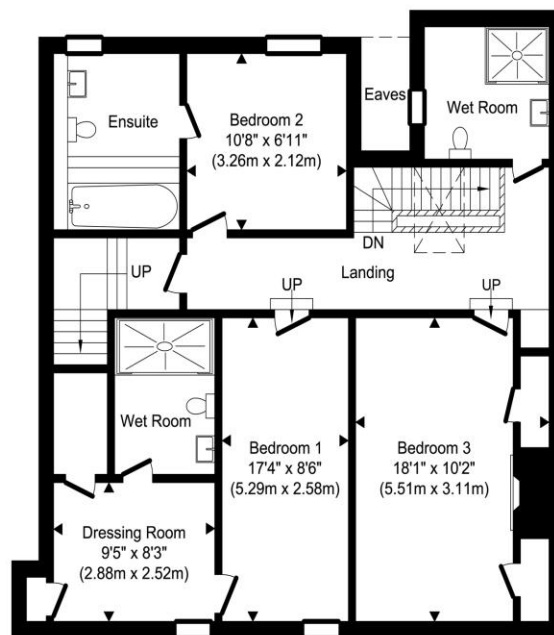
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

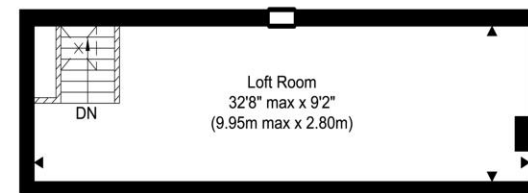
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Ground Floor  
Approximate Floor Area  
1215.99 sq. ft.  
(112.97 sq. m)



First Floor  
Approximate Floor Area  
1105.56 sq. ft.  
(102.71 sq. m)



Second Floor  
Approximate Floor Area  
307.20 sq. ft.  
(28.54 sq. m)

TOTAL APPROX. FLOOR AREA 2628.76 SQ.FT. (244.22 SQ.M.)  
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