



The Old Bakery The Street  
Garboldisham  
IP22 2QN

twgaze



Asking Price £650,000



- Attractive former village bakery with a wealth of period character with the benefit of not being Grade III Listed
- Five bedrooms in total – four in the main cottage and one in the annexe
- Self-contained annexe with independent and internal access
- Spacious kitchen/dining room with Rangemaster cooker
- Exposed beams, traditional fireplaces and wood burning stoves
- Grounds extending to just over an acre
- Established gardens with mature fruit trees and sheltered terrace
- Detached studio/home office and a range of useful outbuildings
- Generous gravel driveway with ample parking and gated rear access

#### Location

This character property sits on the southern edge of the popular village of Garboldisham. The village has a well run shop, community run Public House, primary school, modern village hall and fine church. There is good accessibility to Bury St Edmunds (16 miles), Diss (8 miles), Thetford (10 miles), Norwich (27 miles) and the A14 corridor at Newmarket (30 miles).

#### The Property

Formerly the village bakery, this attractive period cottage offers an abundance of character, with exposed timbers, traditional fireplaces and well-proportioned accommodation arranged over two floors. Upon entering the cottage, there is an immediate sense of character, with the accommodation centred around a spacious and sociable kitchen/dining room, providing plenty of room for family life and entertaining. The generous dining area features a wood burning stove, creating a comfortable setting, whilst the slightly recessed kitchen is fitted with a range of units and appliances, including an integrated dishwasher and a Rangemaster cooker with six-ring gas hob. The arrangement provides a practical distinction between the cooking and dining areas whilst retaining an open and sociable feel. Leading off the dining room is a separate sitting room, again enjoying the character of a traditional fireplace housing a wood burning stove. A further room, currently utilised as a study, is accessed from the hallway and provides the fourth bedroom within the main cottage, offering flexibility as a ground floor bedroom, guest room or workspace.



Upstairs, the first floor comprises three further bedrooms, two of which are particularly spacious doubles, together with a family bathroom. The principal bedroom is an impressive room with a wealth of exposed beams, ample space for a king-size bed and several substantial wardrobes. A feature fireplace adds further character, whilst an adjoining area offers potential for the creation of en-suite facilities, subject to the necessary investigations and consents. The second bedroom enjoys views over the rear garden and benefits from useful contemporary fitted storage. The family bathroom is fitted with a traditional-style suite comprising a bath with Victorian-style shower attachment over, low-level WC, wash hand basin and bidet. Neutral cream and natural stone-effect tiling complements the exposed beams, creating a bathroom in keeping with the character of the cottage.

#### The Annexe

An excellent addition to the property is the self-contained one bedroom annexe, providing the fifth bedroom within the overall accommodation and offering flexibility for extended family, visiting guests or those requiring a degree of independent living. The accommodation is bright and well arranged, with a bedroom enjoying pleasant views over the garden and a bathroom fitted with wet room-style shower facilities. A spacious open-plan living area incorporates a fitted kitchen with integrated dishwasher and hob, together with an attractive angled fireplace housing a wood burning stove, providing a comfortable living space. Importantly, the annexe benefits from both its own independent entrance and an internal connection to the main cottage, allowing the accommodation to be used separately or as part of the wider house, depending on individual requirements.

#### Outside

The property is approached from the road, where an attractive flint retaining wall forms the frontage, with a gravel driveway providing ample parking for several vehicles. The driveway sweeps around a mature apple tree, creating a pleasant approach to the cottage. To the side, double gates provide vehicular access through to the rear garden. Leading out from the rear lobby is an attractive paved terrace, offering a sheltered seating area, ideal for enjoying the garden during the warmer months. Nearby, a traditional clay-built stable provides useful additional storage and further complements the character of the property. A gate leads through to the main

garden, which is predominantly laid to lawn and interspersed with a variety of mature fruit trees, creating an attractive and established setting. Within the grounds is a useful detached studio, currently utilised as a home office, with an adjoining wood store. There are also two substantial timber sheds, measuring approximately 4.6m x 2m and 4.6m x 3m respectively, together with further potting sheds and a greenhouse, providing excellent facilities for gardening, hobbies and general storage. In all, the grounds extend to just over an acre, offering a generous amount of outdoor space with established planting, productive garden areas and plenty of scope for those wishing to enjoy a more rural lifestyle.

#### Services

Mains electricity, Mains Water. Private drainage . Oil Fired Central Heating.

Gas Hob powered by LPG. Solar Panels.

#### How to get there

What3words: ///unleashed.drip.invented

#### Viewing

By appointment with TW Gaze

#### Freehold

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20368



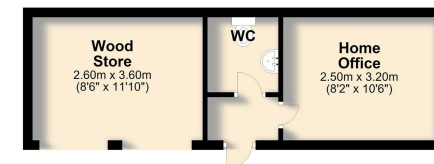








Total area: approx. 204.8 sq. metres (2204.2 sq. feet)



**Home Office/Wood Store**  
Approx. 21.8 sq. metres (234.4 sq. feet)

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#### Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  |         |           |
| EU Directive 2002/91/EC                     |         |           |

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