



Charming cottage situated opposite Nowton Park

Overway Cottage, Nowton, Bury St Edmunds, Suffolk, IP29 5NB

Freehold





4 bedrooms • 2 bathrooms • 3 reception rooms • kitchen/breakfast room • utility and separate boot room • cart-lodge • mature gardens • about 0.2 acre

Local information

Overway Cottage is situated in attractive countryside to the south of the Cathedral town of Bury St Edmunds, on the edge of Nowton Park.

This fine historic market town offers an excellent range of amenities with schooling in the public and private sectors plus extensive shopping and leisure facilities. There is ready access to the A14 just 2.5 miles to the north and mainline rail stations in Stowmarket and Cambridge, both with direct services to London.

About this property

The property is constructed of brick and flint under a pan tiled roof. Formerly a coach house and stable block, it now provides just over 2,500 sq ft of well proportioned accommodation over two floors.

The property was featured in the Skakin Stevens 1981 music video 'This Ole House'. The property enjoys a good level of natural light, with many rooms enjoying a double aspect and views over the mature, private gardens.

The ground floor accommodation comprises a spacious reception hall and cloakroom, a double aspect sitting room with open brick fireplace with wood burning stove, a snug with fireplace and a large dining room, partially divided and a deep bay window to the west. The kitchen has base and wall mounted units with an

integrated induction hob, dishwasher, oven, fridge and freezer. There is also a utility room and steps down to a boot room.

On the first floor a large landing area gives access to a master suite which benefits from a double aspect, fitted wardrobes and en suite bathroom. There are a further three double bedrooms and an updated modern bath/shower room.

Outside

The property is approached via a graveled driveway through a five bar gate which gives access to an enclosed courtyard area providing parking and a turning space with an open sided cart-lodge. The landscaped gardens are arranged to the front, side and rear providing a high degree of privacy and seclusion with mature hedging and flint walls bordering most parts, lawned garden, a terrace and lean-to greenhouse.

Services

Mains electricity and water. Private drainage. Oil fired central heating.

Tenure

Freehold

Local Authority

West Suffolk District Council

Viewing

Strictly by appointment with Savills







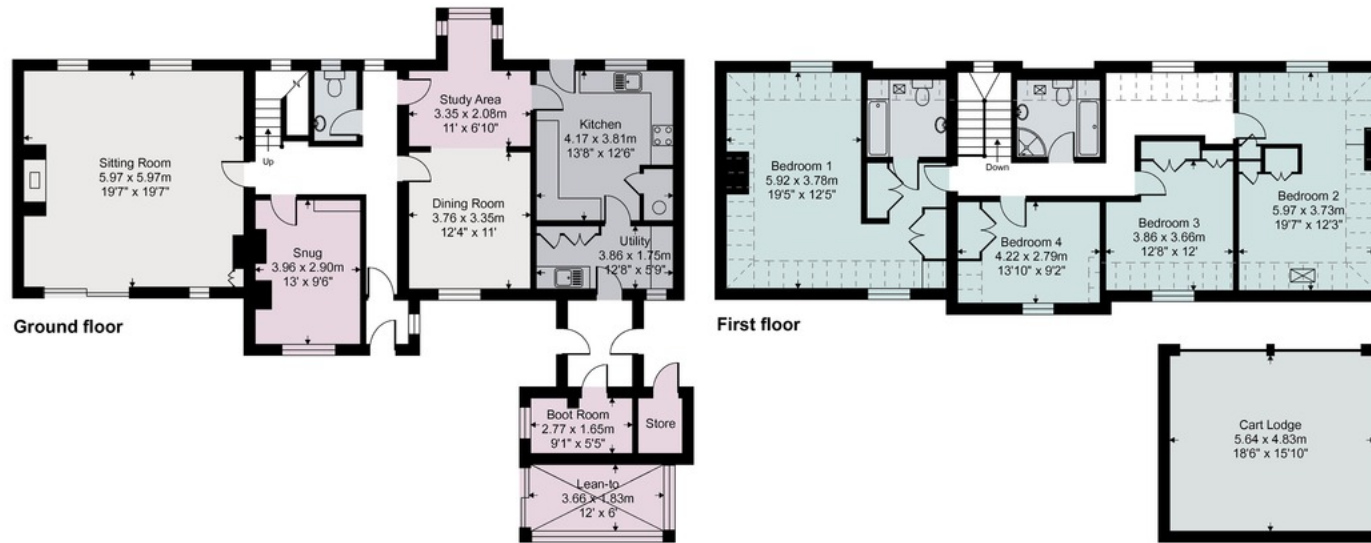
Overway Cottage, Nowton, Bury St. Edmunds, IP29 5NB

Approximate Area = 2161 sq ft / 200.8 sq m
Limited Use Area(s) = 326 sq ft / 30.3 sq m
Outbuilding = 92 sq ft / 8.5 sq m
Total = 2579 sq ft / 239.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2020. Produced for Savills (UK) Limited. REF: 670435

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(61-91) B			
(69-80) C			79
(55-68) D			
(39-54) E			
(21-38) F		33	
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02021152 Job ID: 147591 User initials: KS