



The Street

Woolpit

Guide Price £260,000

LACY SCOTT
& KNIGHT

est. 1869

Neates Cottage

The Cottage | Woolpit | Bury St. Edmunds | IP30 9QH

Bury St Edmunds 10 miles, Ipswich 19 miles, Cambridge 37 miles

Grade II listed cottage in the heart of the village of Woolpit with both period character and modern conveniences, exposed timbers and a cosy fireplace. Well-presented accommodation and situated in a well-served Suffolk village.

Sitting/Dining Room | Kitchen | Ground Floor Bathroom | Separate WC | 2 Bedrooms | Courtyard Garden

Neates Cottage

Neates Cottage is a Grade II Listed attractive village home, within the village centre of the popular village of Woolpit. Inside, the cottage offers characterful accommodation with both heritage features and modern conveniences, having been thoughtfully updated. There are exposed wall and ceiling timbers, floorboards and open fireplace with a woodburning stove. The sitting room offers a spacious and welcoming reception into this lovely cottage, with an additional recess ideal for a small dining table or study area with some exposed brickwork. There is a large storage cupboard and some under-stairs storage too, with an internal 3 panel window into the kitchen.

The Kitchen leads off the sitting room offers shaker-style white painted cabinets with wooden worktops and some high quality appliances including a Neff double oven and grill, ceramic hob and extractor above. There is also an integrated washer/dryer, slimline dishwasher and under-counter fridge-freezer. It has attractive and practical terracotta tiled flooring and window overlooking the courtyard to the rear.



A part-glazed door leads out to the courtyard garden area and there is a large household/pantry storage cupboard too. A further door leads into the bathroom with a vanity sink unit and free-standing slipper-bath with shower over, chrome towel heated rail and solid wood exposed flooring. From here a further door leads to the ground floor WC cloakroom.

Stairs rise from the sitting room up to the landing area with exposed studs and a slim stained glass window into bedroom 2. An airing cupboard houses the gas-fired combination boiler.

The main bedroom offers a part-vaulted ceiling with some exposed timbers and dual aspect with windows to the front and

rear elevations. The second bedroom has a window to the front, some exposed wall timbers and built-in wardrobe rails with curtaining over.

Outside

The property has a compact paved and walled courtyard area to the rear which has space for a small outdoor dining/sitting setting for you to enjoy morning coffees or evening wines and offers space to add container-style gardening for seasonal planting and colour. It is a sheltered enclosed area with a side access out to space for external storage and access through to Mill Lane. On street parking is available in the village centre.

Location

With all the village facilities very close by, Neates Cottage is within easy walking distance to the pub, Co-op store and bakery, takeaway, doctors, and church. The village of Woolpit also enjoys easy road access to the A14 for commuting further afield.

Property Information

Services: Mains electricity water and drainage. Gas fired central heating.

We understand the property was re-wired approximately 5 years ago.

Local Authority: Mid Suffolk Council. Council Tax Band B.

Tenure: Freehold.

Broadband: Ultrafast predicted highest download speed 1000 Mbps and highest upload speed 1000 Mbps. (Information taken from Ofcom website).

Mobile Coverage: Good/variable outdoor. (Information taken from Ofcom website).

Directions

What3words///nights.airbrush.palms

From the village centre proceed along The Street and the property will be found just on the left-hand-side, a couple of doors before the turning into Mill Lane.



Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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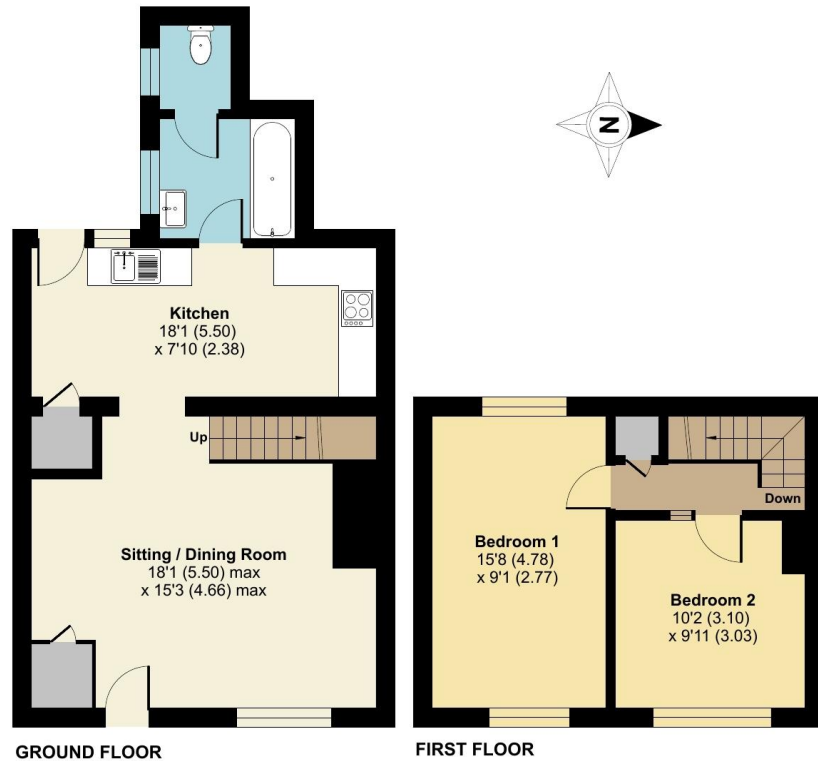
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The Street, Woolpit, Bury St. Edmunds, IP30

Approximate Area = 799 sq ft / 74.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Lacy Scott & Knight. REF: 1435086



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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