



The Pound

Nowton

Guide Price £175,000

LACY SCOTT
& KNIGHT

est. 1869

3 The Pound

Nowton | Bury St. Edmunds | IP29 5NE

Bury St. Edmunds 3 miles, Sudbury 14.5 miles, Stowmarket 15 miles

An end-terrace country cottage for full renovation occupying a pleasant semi-rural location less than 3 miles from the centre of Bury St. Edmunds. Position and potential here, do not miss out!

Entrance Hall | Sitting Room | Kitchen | Ground Floor Bathroom
| 2 Bedrooms | Garden

3 The Pound

This potentially delightful period end of terrace country cottage is in need of complete and extensive renovation. It occupies a quiet and attractive position at the end of a short lane in the popular location of Nowton. It offers the next owner the opportunity to completely make it their own and update it to suit their own taste.

The accommodation comprises Victorian Gothic arched door leading into an entrance hallway, ground floor bathroom, kitchen, sitting room, stairs and two first floor bedrooms (one leading through to the next). Please note there is also some reduced head height and there are two dormer windows in the first-floor rooms.

Overall, the property is in poor condition, there is no central heating, single glazing, and a poor EPC report. The potential for extending exists, in our opinion, to the side only into the garden area (Subject To Planning Permission). The front elevation is



Victorian red-brick faced but the property appears to be older and timber-framed behind.

Outside

Externally the property enjoys established gardens to the front, enclosed by picket fence and behind mature hedging, and to the side, a good sized open lawned garden area bounded by shrubs and trees, with a timber garden shed, and plenty of space for potential off-road parking and potentially building a garage STPP.

Location

The Pound sits in the centre of the Nowton village community, but in a tucked-away position. Its entrance is almost directly opposite the village hall, close to the popular Nowton Park recreation space, and only a short walk away from the nearby artisan bakery, and pre-school nursery.

Property Information

Services: Mains electricity, water and drainage. None tested.

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

Tenure: Freehold.

Broadband: Ultrafast predicted highest download speed 1800 Mbps and highest upload speed 220 Mbps. (Information taken from Ofcom website).

Mobile Coverage: Good outdoor and variable in-home.

Directions

Leaving Bury St. Edmunds centre head south on Nowton Road, past Nowton Park entrance and continue onto Cooper Lane. At the junction, with the Village Hall on your left, the lane straight ahead of you is The Pound where No. 3 will be found as the last of the 3 cottages on the left hand side.

What3words///stretcher.nowadays.scanner



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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The Pound, Nowton, Bury St. Edmunds, IP29



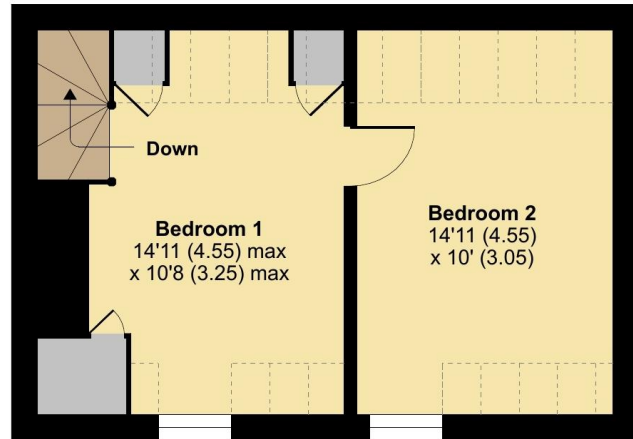
Denotes restricted
head height

Approximate Area = 596 sq ft / 55.3 sq m

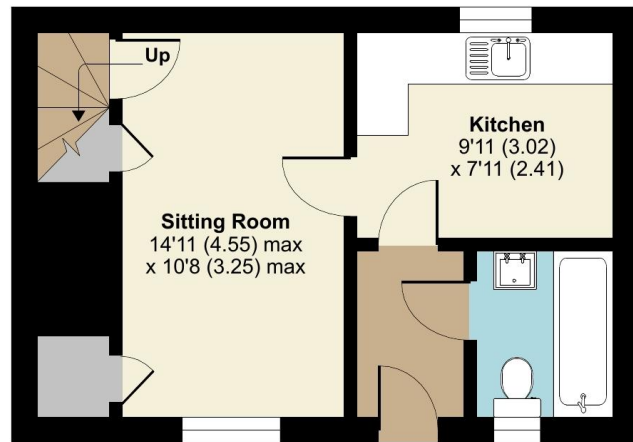
Limited Use Area(s) = 78 sq ft / 7.2 sq m

Total = 674 sq ft / 62.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lacy Scott & Knight. REF: 1493251



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	7 G

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