



Tanwood

DRINKSTONE | BURY ST EDMUNDS | SUFFOLK



WHATLEY
— LANE —



CONTENTS

PART 1	1-2
<i>Introduction</i>	

PART 2	3-8
<i>Accommodation</i>	

PART 3	9
<i>Floorplan</i>	

PART 4	10-13
<i>The Great Outdoors, Location Map & Provenance</i>	

PART 5	14-17
<i>Agent's Notes & Area Highlights</i>	



*Tanwood is the epitome of country cottage chic,
enveloped by charming front and rear gardens.*

- James Sawyer, Director of Whatley Lane



INTRODUCTION

Beautiful pared back interiors display many period features in this stylish refurbished 17th century cottage, nestled in a desirable village.

Tanwood, the larger of three adjoining cottages, occupies an enviable central position in one of West Suffolk's most favoured villages. English quintessence in its absolute form with its picture-perfect colour washed elevations and windows finished in a French Grey hue. The three bedroom timber-framed home purportedly dates back to the reign of King Charles I and retains splendid period features and of particular note the Tudor brickwork and exposed studwork.

The practical ground level living space benefits from attractive pamment and brick floors with underfloor heating. Completely re-wired cleverly considered light fittings set the scene throughout and radiate a happy medium of ambient and accent lighting. A sense of cosiness hugs you as you enter the property brought about by the three exposed red brick hearths. The inviting large dual aspect sitting room enjoys the warmth of a newly installed wood burning stove. The sleek kitchen is the hub of the home with its chic black painted handcrafted cabinetry, a blend of granite contrasts with reclaimed locally felled solid Elm wood worktops. A focal point of this space is the black and stainless steel range cooker fitted in the recess of the former fireplace with extraction up the chimney. There is also a useful large separate utility room. The dining room has been fitted with repurposed designer steel shelving system. A mix of latch and stable-style doors lend beauty and function in equal measure.

The upstairs leads to three lovely bedrooms, uniquely each have built-in closets and all area served by a sumptuous bathroom suite fitted with a rain shower. There is a separate cloakroom. Both with light sensors. One of the bedrooms has lofty appeal accentuated by its vaulted aspect and a pair of dormer windows look out towards open-countryside views.

Conveniently located betwixt Bury St. Edmunds and Stowmarket (8 miles), the latter with its mainline rail connectivity, and south of the A14 to provide excellent access to the University City of Cambridge, heritage coastline and Central London via the A11/M11. Tanwood is quietly situated in the semi-rural village of Drinkstone while nearby Rattlesden offers a celebrated gastropub 'The Brewers' and many village amenities. The property is pleasantly set back from the road, in the vicinity of a babbling brook and enveloped by mature front and rear gardens. There is off-road parking for two vehicles and at the foot of the garden far-reaching panoramic countryside views. An additional asset is the calm inducing sanctuary of a garden studio.



The comfortable sitting room has as its focal point an exposed fireplace of attractive Tudor brickwork which frames a newly installed wood burning stove, surmounted on a beautiful herringbone brick floor..



The kitchen is a highlight of the home with its sleek black handcrafted cabinetry and incorporates reclaimed local elm tree wood work surfaces juxtaposed with the period style pamment floor.





The dining room has an repurposed designer steel storage rack with solid wood shelves and wicker baskets. A former red brick fireplace with oak bressumer and Jim Lawrence lighting set the scene.



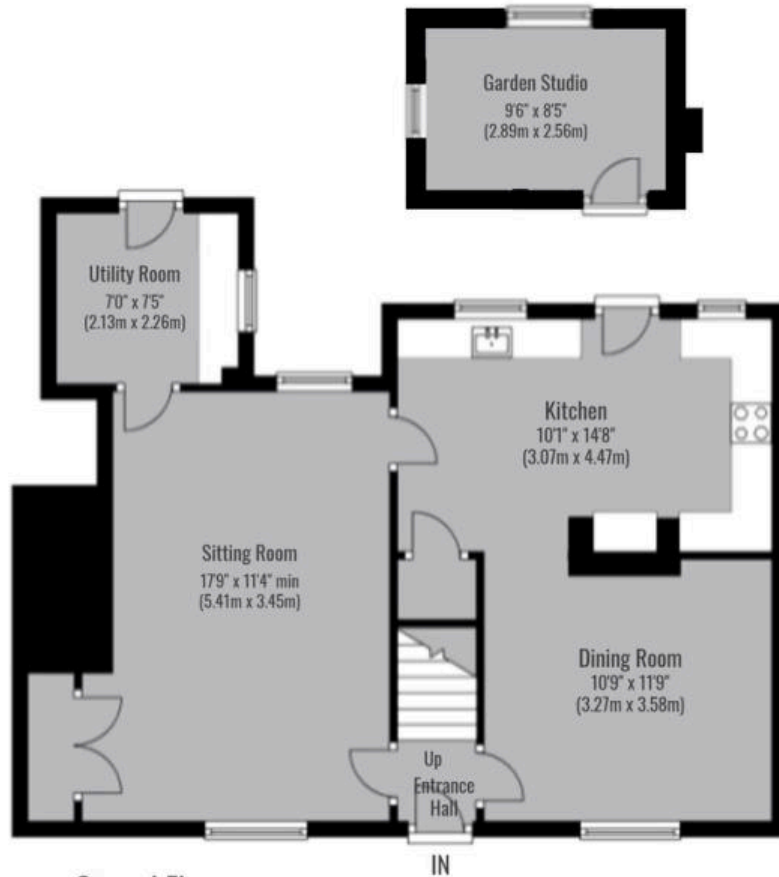
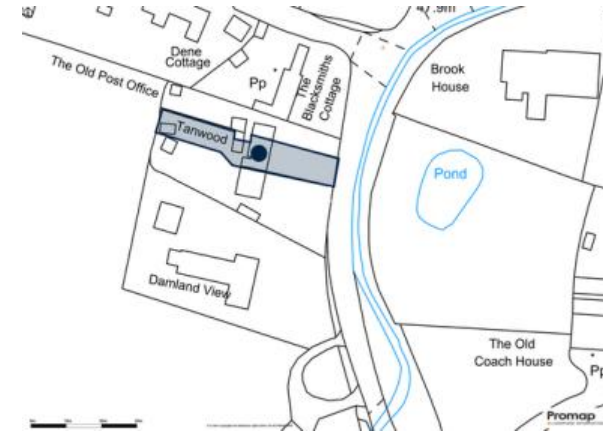
All three bedrooms benefit from built-in closets while the principal bedroom showcases original wide oak floor planks. Attractive studwork and a pair of dormer windows accentuate its vaulted lofty appeal.



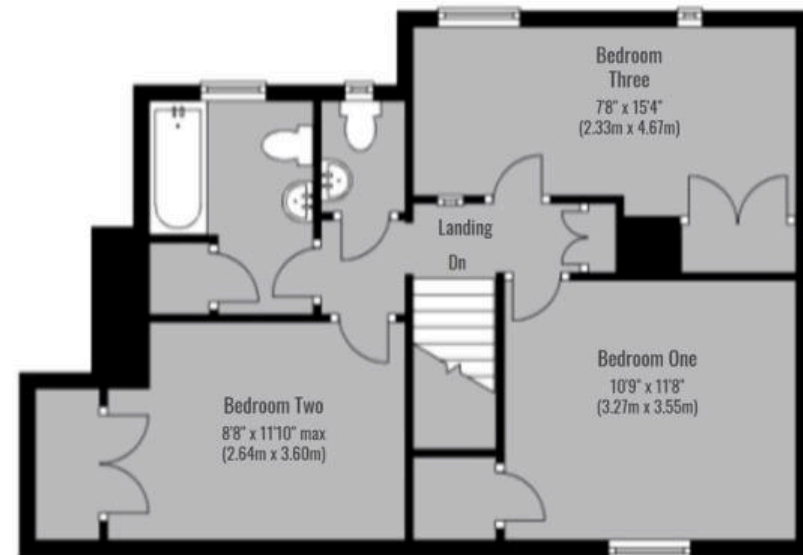
The sumptuous bathroom suite includes a rain shower while the Victorian-style radiator and wood effect herringbone floor chimes with the exposed period oak timber-frame.



FLOORPLAN



Ground Floor



First Floor

Approximate Gross Internal Area (GIA) | 127 sq m or 1,369.8 sq ft

THE GREAT OUTDOORS

CHARMING FRONT AND REAR GARDENS WILL BE SURE TO ENTICE THE COTTAGECORE & PARKING CONVENIENCE.

Set back from the road, Chapel Cottage is approached along a gravel driveway with off-road parking for two vehicles while opposite is an attractive flint wall and the pleasing sound of a babbling brook that eventually drains northwards to the Wash. An illuminated pathway through an attractive entrance porch rises along a tiered front garden with a mature willow tree to a terrace while a further two terraces in the expansive lawned garden to the rear enjoys a westerly aspect. At the foot of the garden is a useful workshop and a firepit with far-reaching panoramic views across open paddocks. An asset of the outdoor space is a lovely vaulted garden studio offering a calm inducing sanctuary with its cosseting stove.





LOCATION



Source: Open Street Map

PROVENANCE

Tanwood is the centre dwelling in a row of four timber framed cottages built during the reign of King Charles I in the mid 1600s. The chimney is constructed of fine Tudor bricks laid on a mortar bed of clay and the walls are wattle and daub. Originally two homes for a succession of labouring families, it is now the largest cottage in the terrace. For most of the 19th century, the cottages were owned by three generations of the Bull family. In 1838, William Bennett and Joseph Mansfield, both farm labourers, paid £3 per annum as tenants. In living memory the cottages shared a white gate and simple cottage gardens of vegetables and an apple tree planted each side of an ash path to their front doors which stood side by side. Two members of the local community were born in the cottage, Doug Bland - b.1920 and David Donaghy b.1942.

Drinkstone has a population of 589 (2021 census), situated in a 2243 acre pastoral parish and is mentioned in the Domesday Book of 1086. All Saints' Church dates from the 14th century with a tower added circa 1760. The village is home to two redundant windmills and 35 listed buildings, the majority being timber-framed houses, farmhouses and barns.

Pictured right: the modern garden studio carved out of what would have been the former outhouse wash room with its attractive red brick fireplace. *Pictured below* is oil on canvas *View of Drinkstone Park* by Thomas Gainsborough, circa 1747.



AGENT'S NOTES:

TENURE

The property is available to rent now.

PARKING

Excellent off-road parking provision for two vehicles.

DIRECTIONS

From London / Newmarket / Bury St. Edmunds direction exit the A14 at Junction 47 and at the roundabout take the first exit signposted Woolpit. At the second roundabout take the third exit signposted 'Drinkstone 2 miles', continue into the centre of Woolpit village and take the first turning signposted Drinkstone and then turn right into Drinkstone road. Continue along and at the junction turn right. Continue into the village of Drinkstone and then turn left signposted 'Drinkstone Green' where Tanwood can be found 20 metres on the right hand side marked by our To Let board.

SERVICES

Mains water, electricity, oil-fired central heating. Private drainage. There is the benefit of a back-up electric immersion tank. It is assumed all are connected, as none of these services have been tested.

LOCAL AUTHORITY

Mid Suffolk Council ([0300 123 4000](tel:03001234000))

Council Tax Band C - £1,828.64 per annum (01 April 2024 - 31 March 2025)

EXCELLENT CONNECTIVITY

BY ROAD

A14	1.5 miles
Bury St. Edmunds	8 miles
Stowmarket	8 miles
Newmarket	21 miles
Ipswich	22 miles
Heritage coast	38 miles
Cambridge	38 miles
Stansted Airport	57 miles
London (Central)	87 miles

BY RAIL (FROM STOWMARKET)

Ipswich	11 mins
Bury St. Edmunds	14 mins
Newmarket	38 mins
Cambridge	59 mins
London Liverpool Street	1hr 20 mins

CLIMATE POSITIVE

We are conscious participants in the built environment, and rooted in the business is our tree planting mission.

For each sale and letting successfully completed, we cover the cost of tree planting by contributing part of our commission to worldwide reforestation projects through our impact partner: Ecologi.

*We're in the
business of doing
good business.*

- James Sawyer, Director of Whatley Lane

BUY OR RENT PROPERTY, PLANT TREES

**Trees planted for every
property sold or let.**



it's
YOUR
WORLD

WE'RE JUST HERE TO HELP YOU MAKE YOUR MOVE.

From rural cottages to country residences, period townhouses and new homes, our professional sales and lettings teams offer a bespoke, unrivalled service, tailored to suit your needs.





CONTACT

+44 (0) 1284 765 256

bury@wlea.co.uk

1 Churchgate Street
Bury St. Edmunds
Suffolk
IP33 1RL

TANWOOD
DRINKSTONE
BURY ST. EDMUNDS
SUFFOLK, IP30 9SR

