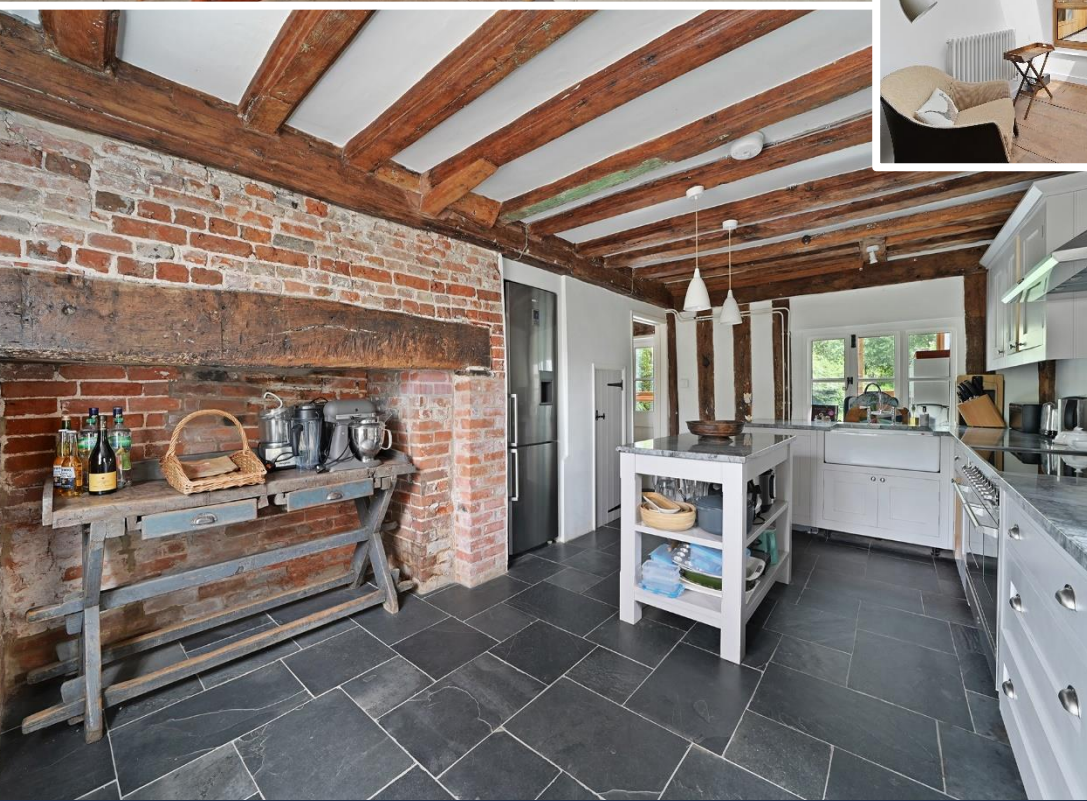




**Field Cottage**  
**Fakenham Magna, Suffolk**

DAVID  
BURR







# Field Cottage, Thetford Road, Fakenham Magna, IP24 2QX

The small and charming village of Fakenham Magna is approximately 10 miles north-east of Bury St Edmunds and 5 miles south-east of Thetford. The village is situated adjacent to the Duke of Grafton Estate backing onto open countryside with the Church of St Peter and a small river, the Blackbourne, running along the east of the village. A good range of everyday amenities are available in Thetford or the village of Ixworth approximately 4.5 miles. The cathedral town of Bury St Edmunds has an excellent range of schooling, shopping, recreational and cultural facilities and the A14 trunk road giving access to The Midlands, the East Coast Ports and London via the M11.

An exceptional Grade II Listed detached thatched cottage that has recently undergone significant extensions and improvements and presented to the highest quality throughout. Field Cottage has origins believed to date back to the 16<sup>th</sup> Century and displays a wealth of notable period features throughout by way of exposed timbers and studwork and superb inglenook fireplace. As well as enjoying period features this property has undergone significant recent alterations including modern extensions that blend seamlessly with the existing fabric of the property and add further to the substantial accommodation on offer. Further benefits include immaculate enclosed grounds approaching 0.3 acre that incorporate an expansive driveway allowing off street parking for several vehicles with centre turning circle and garage located to the side of the property and a mature garden and orchard to the rear.

## An impressive Grade II Listed detached thatched cottage having origins believed to date back to the 16<sup>th</sup> Century with period features and wonderful modern additions.

Entrance door opening through to;

**RECEPTION PORCH:** Having side aspect. Pamment tiled flooring and glazed door leading through to;

**DRAWING ROOM:** 34'3 x 17'11 (10.45m x 5.46m). A truly impressive room having an excellent display of exposed timbers and studwork. Large inglenook fireplace with brick surround, tiled hearth and bressummer beam creates the main focal point of the room. Large oak floorboards. This room is currently occupied as two rooms by the present owners with the sitting area surround the inglenook fireplace and designated dining area with former brick fireplace, however would be one grand room if so required.

**MORNING ROOM/READING ROOM:** 12'8 x 9'11 (3.87m x 3.03m). A wonderfully light addition to the property with skylight allowing natural light to flood in and having rear aspect and door overlooking and opening to the rear grounds. Wood flooring.

**INNER HALLWAY:** With staircase rising to first floor. Door to kitchen/breakfast room and dining room.

**DINING ROOM:** 16'8 x 9'5 (5.09m x 2.88m). Again a wonderful recent addition to the property with two large skylights allowing natural light to flood in. This delightful room has heated tiled flooring and views of the rear grounds. Side door opening to a covered entry with skylight above, the patio and garden allowing one to enjoy al fresco dining.

**KITCHEN/BREAKFAST ROOM:** 17'11 x 10'6 (5.46m x 3.20m). An excellent room fitted with a range of matching wall and base units under marble work preparation surfaces that incorporate a butler style sink unit having mixer tap. Further integrated appliances include dishwasher. Fridge freezer, six ring range style cooker with double oven and induction hob underneath an extractor hood. Matching central preparation island with marble worktop. Heated slate tiled flooring. Former inglenook fireplace with brick surround and bressummer again creating the focal point of the

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room. Stable door opening to the front. Understairs storage cupboard. Exposed timbers and studwork. Mullion style window to side aspect. Triple aspect.

**REAR HALLWAY:** With tiled flooring. Side aspect. Doors opening to utility room and downstairs bedroom 5.

**UTILITY ROOM:** 7'10 x 5'10 (2.39m x 1.77m). Having skylight allowing light in. Fitted with base units under work preparation surfaces that incorporate a sink unit with single drainer and mixer tap. Door opening to rear garden. Tiled flooring. Further door opening to cloakroom.

**CLOAKROOM:** With W.C., wall hung wash hand basin with mixer tap and tiled surround. Tiled flooring.

**DOWNSTAIRS BEDROOM 5:** 15'8 x 12'2 (4.77m x 3.71m). A substantial light filled room with windows to the rear grounds. Tiled flooring. Large built-in walk-in wardrobe with hanging rail. Further door to;

**EN SUITE:** Having skylight. Large walk-in shower with rain head style shower, part tiled surround, W.C. and wall hung wash hand basin with mixer tap. Heated towel rail. Tiled flooring.

## First floor

**LANDING:** An excellent space with exposed timbers and studwork and having further staircase rising to bedrooms 3 and 4. Cupboard housing hot water cylinder. Opening into;

**FURTHER LARGE LANDING:** Ideally used for a study/reading area. Exposed timbers and studwork. Built-in storage cupboard. Doors to;

**BEDROOM 1:** 18'4 x 18'1 (5.59m x 4.89m). A substantial double aspect room to front and rear. Excellent display of exposed studwork.

**BEDROOM 2:** 18'4 x 10'6 (5.58m x 3.20m). Double aspect to side and front. Built in cupboard. Exposed studwork.

**SHOWER ROOM:** 10'4 x 8'8 (3.15m x 2.64m). An excellent suite fitted with wall hung wash hand basin with mixer tap, W.C., large walk-in shower cubicle with part tiled surround. Heated towel rail. Heated slate tiled flooring. Exposed timbers and studwork.

## Second floor

**LANDING:** Rear aspect with views over the wonderful grounds. Displaying the brick chimney stack and having Suffolk latch doors to;

**BEDROOM 3:** 19'11 x 13'4 (6.07m x 4.07m). A substantial room with rear aspect overlooking the grounds. Door opening through to;

**EN SUITE BATHROOM:** 13'4 x 6'7 (4.07m x 2m). Having panelled bath with central mixer tap, W.C. with encased cistern and vanity unit surround with cupboard, wall hung wash hand basin with mixer tap. Tiled flooring.

**BEDROOM 4:** 13' x 10'11 (3.95m x 3.33m). Having side aspect. Exposed timbers.

## Outside

The property is approached via a half height gate which in turn opens to the grounds and gives access to a large circular driveway which affords off street parking for numerous vehicles and has a central turning circle which eventually leads to the property and garage. The **GARAGE** is located to the side of the house and has side hung hinge doors and power and light



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connected. The remainder of the front has lawn areas and boasts well stocked flowering beds with established shrubs and trees.

The rear garden is a sheer delight and has a terrace area immediately abutting the rear of the property ideally placed to enjoy warm summer days and al fresco dining including via a freestanding pizza oven. The terrace area is flanked by a large lawn area with box hedge borders, well stocked flowering beds and established trees. An orchard towards the rear of the grounds incorporates a wonderful French boule area with bench, bordered by lawn and a mix of fruit trees. There is additionally a “hidden” side garden area creating an idyllic setting with many mature shrubs and established trees giving a degree of privacy.

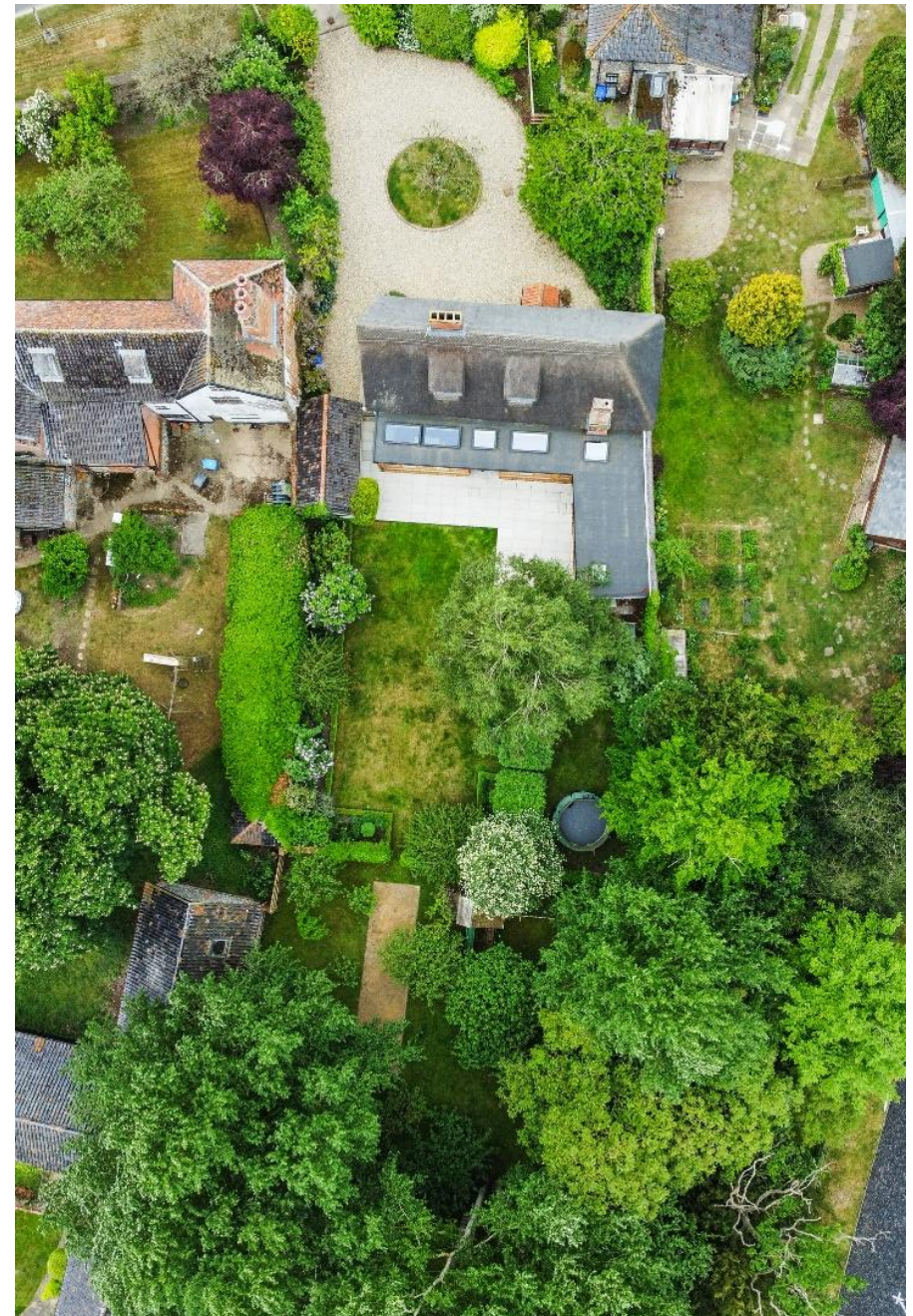
**SERVICES:** Mains water and electricity are connected. Private drainage. Oil fired heating via a newly installed boiler to radiators. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk District Council.

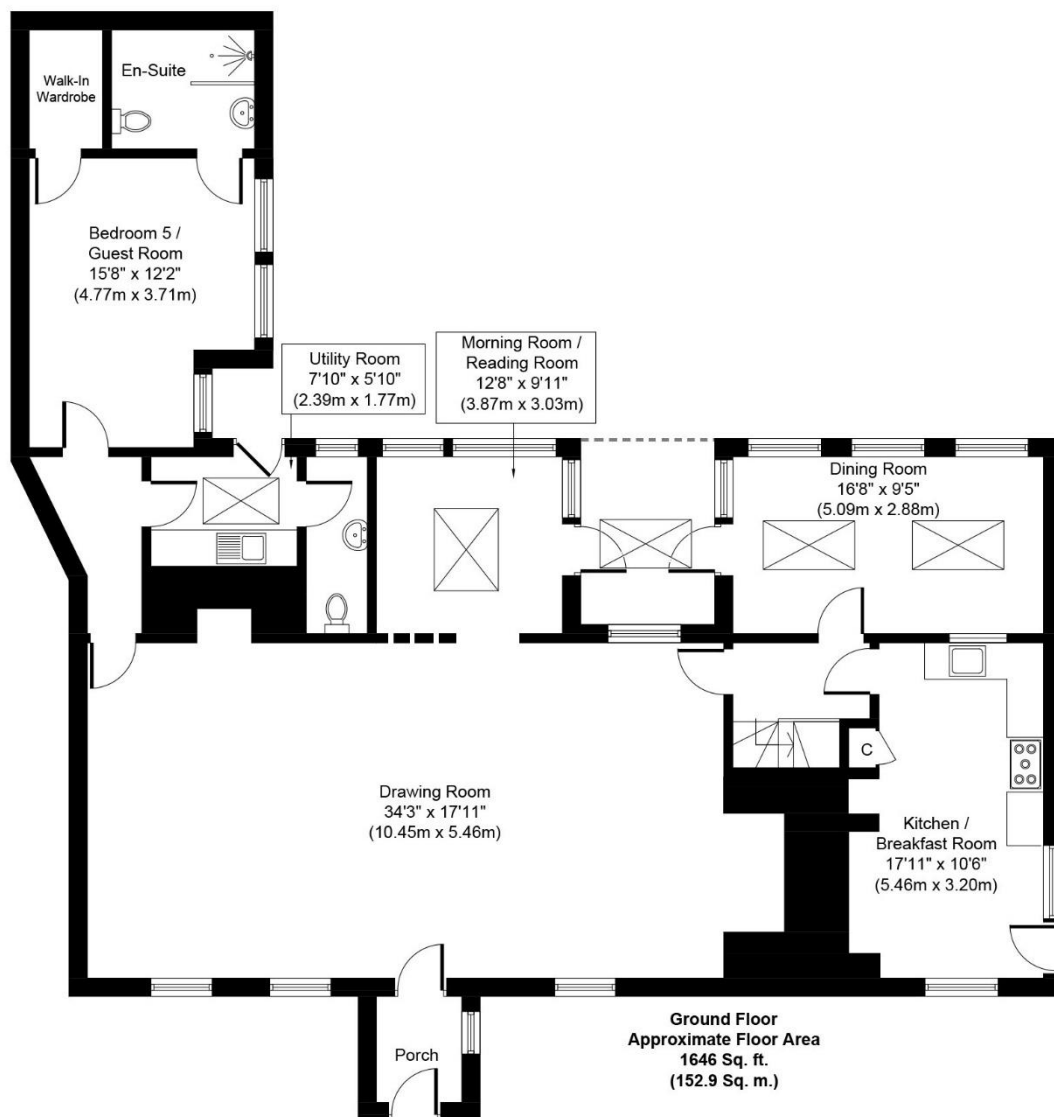
**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245.

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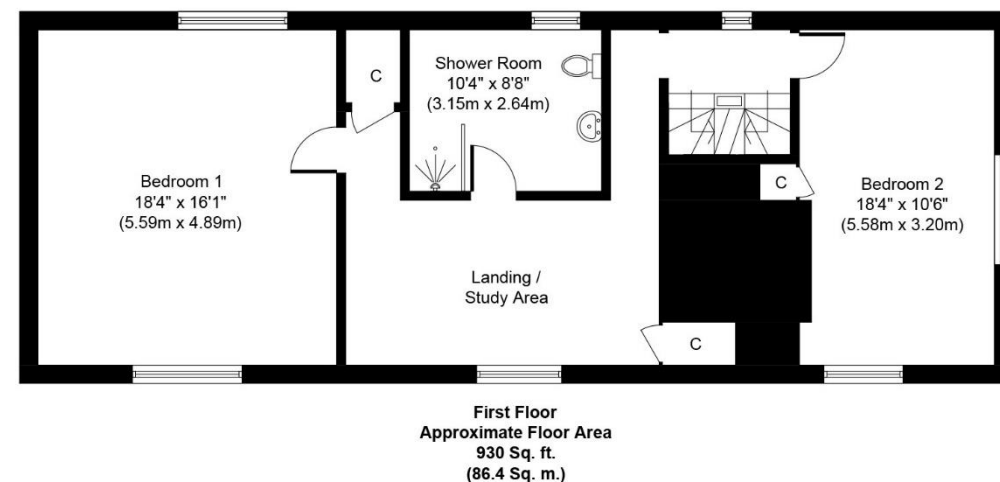
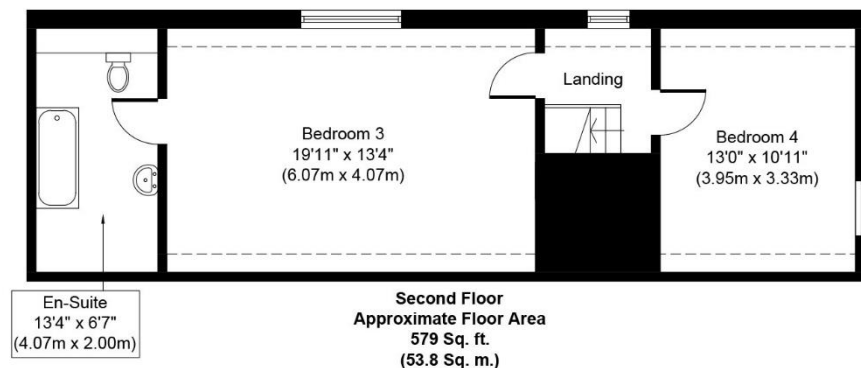
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= Reduced headroom below 1.5m / 5'0"



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