



Well Cottage
Flempton, Suffolk

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Well Cottage, 6 Bury Road, Flempton, Suffolk, IP28 6EG

Flempton is a small village lying some five miles to the north west of Bury St Edmunds. The village itself is centered around a village green where there is a historic Church. Flempton has a well-regarded golf club and is conveniently placed for easy access to the A14 and Bury St Edmunds which provides a comprehensive range of schools, shopping, recreational and cultural facilities as well as good commuter links to Stowmarket and Cambridge stations. The village is also very well placed for access to Culford Independent School.

Well situated within this sought-after village, just a stone's throw from the Lackford lakes nature reserve is this detached thatched quintessentially British 'chocolate box' cottage occupying a prominent position and set within mature grounds in the region of 0.4 of an acre and benefitting from far reaching countryside views to the rear. The property has undergone a steady and sympathetic programme of extensions during its life-span and now presents an expansive accommodation schedule in the region of 2,750 sq.ft. boasting light and airy reception rooms, 3 double bedrooms and a wealth of period features.

A deceptively spacious and abundantly charming Grade II Listed detached thatched cottage occupying a prominent position in this well-regarded Suffolk village benefitting from generous grounds and exceptional far reaching countryside views.

ENTRANCE PORCH: With dual aspect windows to either side and double doors leading to;

DRAWING ROOM: Benefitting from a wealth of character including the exposed inglenook fireplace with bressummer over, Gazco 'wood effect fire' (LPG Tank fed) as well as triple aspect windows to front, rear and side. Door to;

DINING ROOM: Providing suitable space for formal or informal dining set on the other side of the inglenook fireplace. The dining room is surprisingly light in nature with dual aspect windows to front and side. Door leading to;

KITCHEN/ BREAKFAST ROOM: Fitted with a range of wall and base units, varnished wood worktops over and part tiled splashbacks all round. The kitchen is a welcome addition to the rear of the property with integrated appliances including dual ovens and a stainless steel sink with mixer taps over. The kitchen is finished with dual aspect windows to the side and a door leading to the **GARDEN ROOM**; and door to;

STUDY: With dual aspect windows to rear and side and sliding door to rear gardens.

GARDEN ROOM: A light and airy space with dual skylight windows and access directly to the rear gardens. The garden room is a versatile space afforded a good degree of natural light and due to the construction is a versatile addition to the property which is useable all year round.

UTILITY ROOM: A notable addition providing suitable space for additional white goods including a washer/dryer, additional fridge/freezer and butler sink inset with mixer tap over. Window to front aspect and door leading to **GARAGE**.

CLOAKROOM: White suite comprising W.C, handwash basin and window to side aspect.

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First Floor

LANDING: With skylight window. Door to;

MASTER BEDROOM: An exceptionally characterful part-vaulted double bedroom retaining a wealth of period features including exposed timbers and original wide elm board flooring complete with dual aspect windows to the side.

BEDROOM 2: Double bedroom with dual aspect windows to rear and the side. Door to; **WALK-IN WARDROBE.**

BEDROOM 3: Double bedroom with wide elm boarded flooring and window to the side.

FAMILY BATHROOM: With white suite comprising W.C, handwash basin, pentagonal corner bath and corner shower with hinged glass door.

BATHROOM: With white suite comprising Heritage basin with mixer tap over, panel bath with shower attachment over and glass shower screen and window to side aspect.

Outside

The property is set well back from the Bury Road providing a good deal of seclusion and screening afforded by the evergreen and beech hedging. The property is accessed via a pea shingle driveway leading from the road which in turn leads to the substantial gravel driveway providing ample parking for a number of vehicles as well as the **INTERGRAL DOUBLE GARAGE;** which provides additional parking spaces if required and a wealth of storage facilities. The generous grounds amount to approximately 0.4 acres which are predominantly laid to lawn with specimen trees and hedging interspersed throughout. Borders are clearly defined by hedging and fencing to all sides with purposely retained low level fencing to the rear allowing one to enjoy the exceptional views of undulating Suffolk countryside.

In addition, the current owners have taken a good deal of time to establish a number of specimen fruit trees and a particularly notable **KITCHEN GARDEN;** located to the rear of the property. Finally, incorporated to the front of the plot is a historic well, from which the property derives its name.

In all about 0.4 acres.

AGENTS NOTE: It is understood that the roof is a Norfolk Reed thatch which was rethatched in approximately 2005 and re-ridged in approximately 2008.

SERVICES: Mains water, electricity, oil fired heating and mains drainage. Fibre broadband is understood to be connected.

NOTE: None of these services have been tested by the agent.

EPC: Not required by virtue of Grade II listed exception.

LOCAL AUTHORITY: West Suffolk Council, Western Way, Bury St Edmunds, IP33 3TA.

COUNCIL TAX BAND: F - £2,799.61.

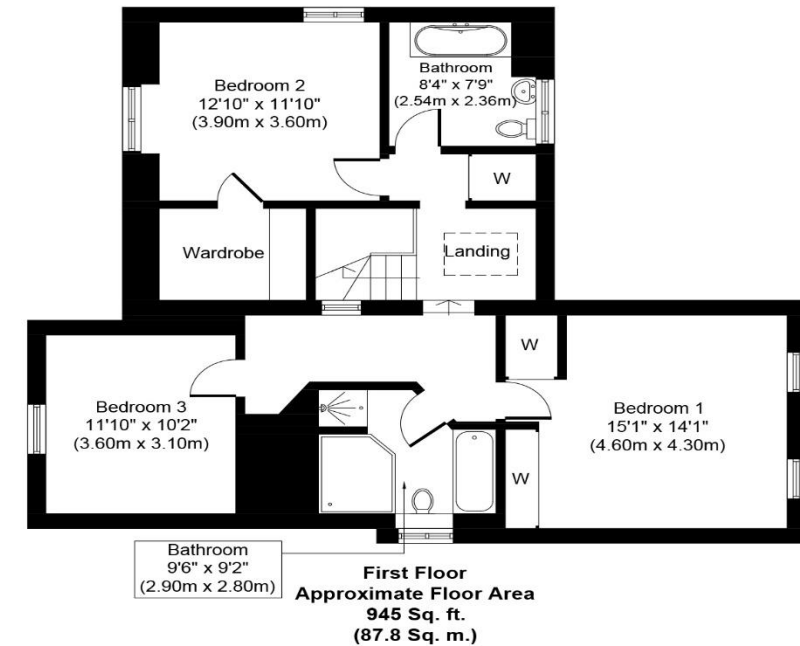
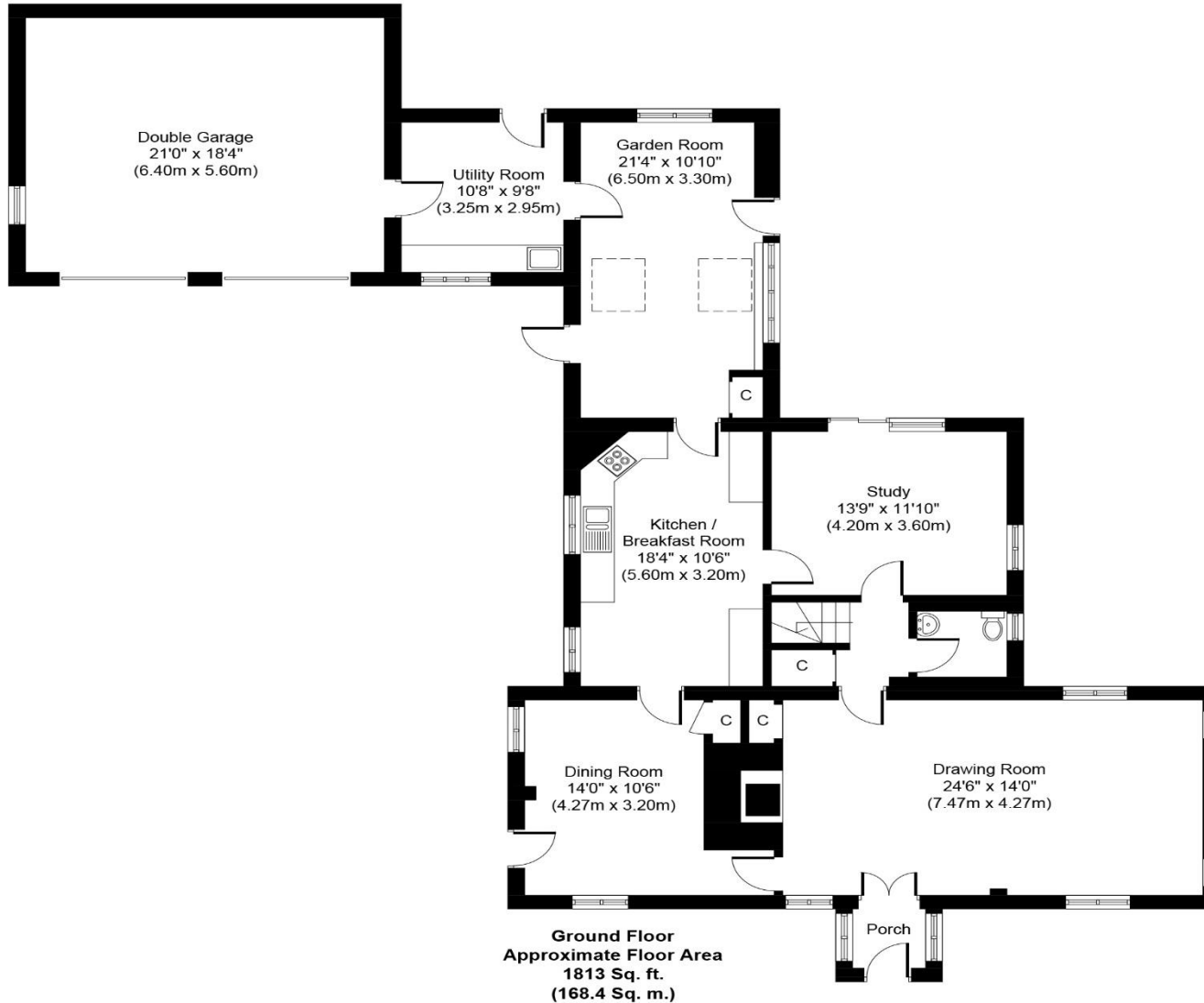
VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds office 01284 725525.

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