



DAVID
BURR

**Willow Cottage,
Great Barton, Bury St. Edmunds, Suffolk**

WILLOW COTTAGE, 4 CONYERS GREEN, GREAT BARTON, SUFFOLK. IP31 2RX

Great Barton is a popular village with a post office, preschool, primary school, public house, active village hall and church. A more comprehensive range of facilities are available at the Cathedral town of Bury St Edmunds. The A143 runs through the village providing easy access to the A14. There is a commuter rail link service to London Liverpool Street Station at Stowmarket and a branch line service at Thurston (3 miles).

This charming period cottage occupies a lovely position abutting farmland to provide far reaching open views. The accommodation offers considerable character (exposed beams, fireplaces etc) and is further complimented by a detached double garage, extensive parking and a large garden.

In all about 0.27 acres.

A splendid period cottage with a large garden abutting countryside.

ENTRANCE HALL: An inviting area with Suffolk latch door to:-

SITTING ROOM: 19'3" x 14'1" (5.86m x 4.29m). A charming room with views over the garden. Inglenook fireplace with oak bressummer, bread oven, brick hearth and log burning stove. Exposed beams and studwork.

CONSERVATORY: 11'7" x 9'6" (3.53m x 2.89m). A lovely light addition flowing from the kitchen/dining room and finished with a slate tiled floor and enjoying views over the garden with double doors opening on to terracing.

KITCHEN/DINING ROOM: 23' x 14'2" narrowing to 8'10" (7.01m x 4.31m > 2.69m). An exceptional space divided into two distinct areas by attractive oak studwork with a tiled floor running throughout and the dining area having further exposed beams, studwork and opening on to the conservatory. The kitchen area has been finished with an extensive range of solid wood units and worktops with inset butler sink and mixer tap over. Space for oven within a purpose-built feature chimney. Plumbing for washing machine and dishwasher. Space for full height fridge/freezer.

Inner Hall: Quarry tiled floor, useful storage cupboard and door to:-

CLOAKROOM: Fitted WC and wash hand basin. Quarry tiled floor.

First floor

LANDING: Shelved linen cupboard and doors to:-

BEDROOM 1: 15'1" x 14'2" (4.59m x 4.31m). A light room with views over the garden and countryside beyond. Exposed beams and Suffolk latch door to:-

ENSUITE: With a large double shower cubicle, heated towel rail, WC and wash hand basin with storage below.

BEDROOM 2: 14'7" x 9' (4.44m x 2.74m). With a 9ft high ceiling, views over the garden and countryside beyond.

BEDROOM 3: 11'8" maximum x 10' (3.55m x 3.04m). A charming room with a 9ft high ceiling, exposed beams and a red brick floor to ceiling chimney with an inset Victorian fireplace.

BATHROOM: Bath with period style fittings and shower attachment. WC and wash hand basin.

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Outside

A five-bar gate opens to a large sweeping gravel drive which provides extensive **OFF-ROAD PARKING** and in turn leads to:-

DETACHED DOUBLE GARAGE: With up and over door, light and power connected, inspection pit and personnel door to side.

The garden is one of the property's most attractive features, generous in size with a well-placed brick paviour terrace immediately behind the house designed with entertaining/dining Alfresco in mind. The remainder of the garden incorporates a large expanse of lawn with various fruit trees and a hedge defining the boundary and kept at a sensible height to take full advantage of the field views. External water tap.

In all about 0.27 acres.

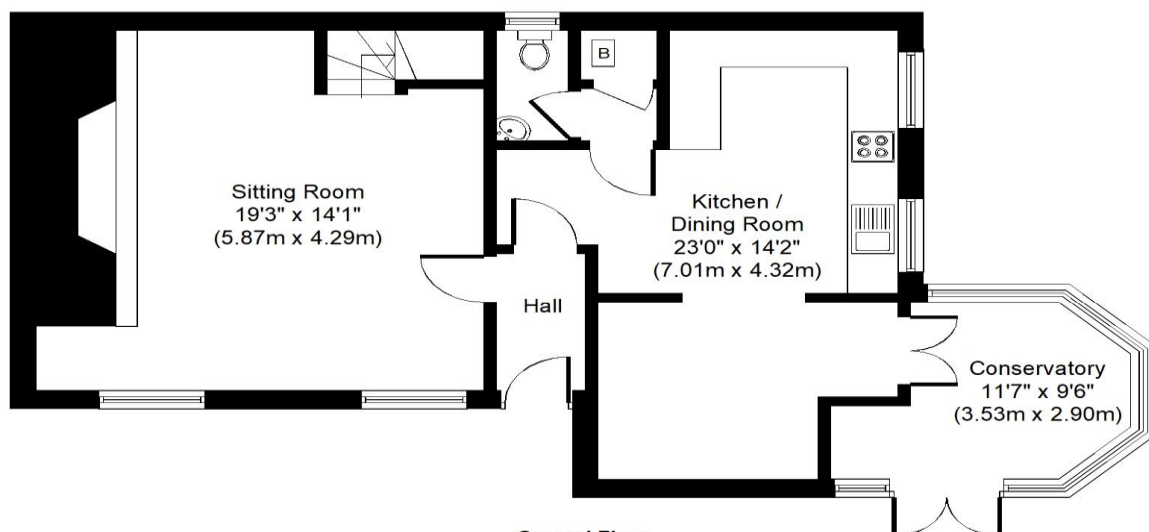
SERVICES: Main electricity, water and drainage are connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: St. Edmundsbury Borough Council: 01284 763233. Council Tax Band: B - £1182 – 2023.

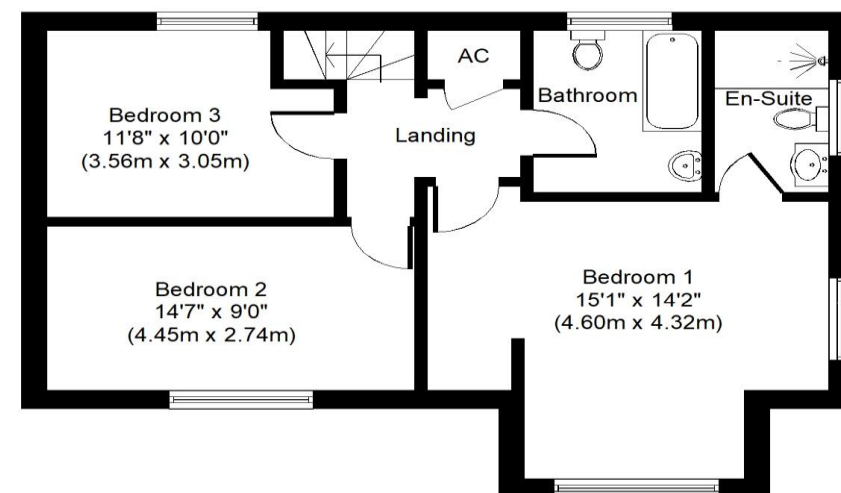
EPC RATING: D – report available upon request.

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

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor
Approximate Floor Area
719 Sq. ft.
(66.8 Sq. m.)



First Floor
Approximate Floor Area
627 Sq. ft.
(58.3 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

