



**Manor Cottage,
Dalham, Suffolk**

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Manor Cottage, The Street, Dalham, CB8 8TF

The delightful conservation village of Dalham is set in undulating countryside close to the Suffolk/Cambridge border between Newmarket and the historic market town of Bury St Edmunds. The nearby horseracing town of Newmarket offers a good range of amenities including schools, shops and supermarkets. The village of Dalham offers a range of village amenities including a public house, church and a village hall.

This delightful detached period cottage, extending to approximately 1,900 sq. ft., is nestled in the heart of one of the area's most desirable villages. Updated over the years, the property seamlessly blends original character features with modern comforts, including a bespoke handmade kitchen. The generously proportioned and versatile layout offers excellent family living space, while outside, the property benefits from a south-facing enclosed garden, gated off-road parking, and a triple cart lodge with separate workshop.

A charming 2,000 sq. ft. period cottage in a sought-after village, blending character and comfort with a bespoke kitchen, triple cart lodge, workshop, and south-facing garden.

Ground Floor

ENTRANCE HALL A welcoming space featuring oak flooring, a vaulted ceiling, and exposed beams, setting the tone for the character throughout the home.

SITTING ROOM Bright and airy, this partly vaulted room boasts exposed beams, a multi-fuel woodburner, and twin sets of double doors opening out onto the terrace—ideal for indoor-outdoor living.

KITCHEN Crafted with an extensive range of handmade units topped with solid oak worktops. Includes a butler sink with waste disposer, a drinking water tap, and water softener. Quality appliances feature a Falcon range cooker with 5-ring gas hob and extractor hood, integrated dishwasher and fridge. Additional highlights include a shelved pantry, central breakfast bar with storage and power, oak flooring, and exposed beams adding rustic charm.

UTILITY ROOM Practical and well-equipped, offering further cabinetry under oak worktops, a second butler sink, plumbing for a washing machine and a dryer, and the boiler serving the radiators.

DINING ROOM A generous reception space with exposed beams, perfect for formal dining or entertaining.

SHOWER ROOM Stylishly appointed with a contemporary white suite comprising WC, wash basin, large shower cubicle, heated towel rail, and oak flooring. Exposed ceiling beams add warmth and character.

BEDROOM 2 A well-proportioned double room with a fitted wardrobe and an exposed beam accent.

SHOWER ROOM Stylishly appointed with a white suite comprising WC, wash basin, tiled shower cubicle and a heated towel rail.

BEDROOM 3 Another double bedroom featuring a fitted wardrobe and characterful exposed beam.

First Floor

LANDING Characterful with exposed beams and a large walk-in storage cupboard.

MASTER BEDROOM A charming principal bedroom with exposed beams and views to the front.

NURSERY / DRESSING ROOM A versatile space with exposed beams, ideal as a nursery, or dedicated dressing area.

BATHROOM Fitted with a classic white suite comprising WC, wash basin, and panelled bath with shower attachment, all complemented by exposed beams.

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Outside

The property is approached via a gravel driveway with double gates opening to a generous parking area and a **CART LODGE**. The south-facing garden enjoys a paved terrace with covered verandah ideal for outdoor entertaining, alongside a small lawn and a mature, well-stocked garden offering privacy and year-round interest.

Material Information

SERVICES Oil fired combination boiler providing central heating to radiators. Mains water. Mains drainage. Mains electricity connected. There are 9 x 400w solar panels with the property and a storage battery creating an energy efficient system. EV Charger. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND G. (£3,677.65 per annum)

EPC Band TBC.

TENURE Freehold.

CONSTRUCTION TYPE Brick and flint construction under tiled roof.

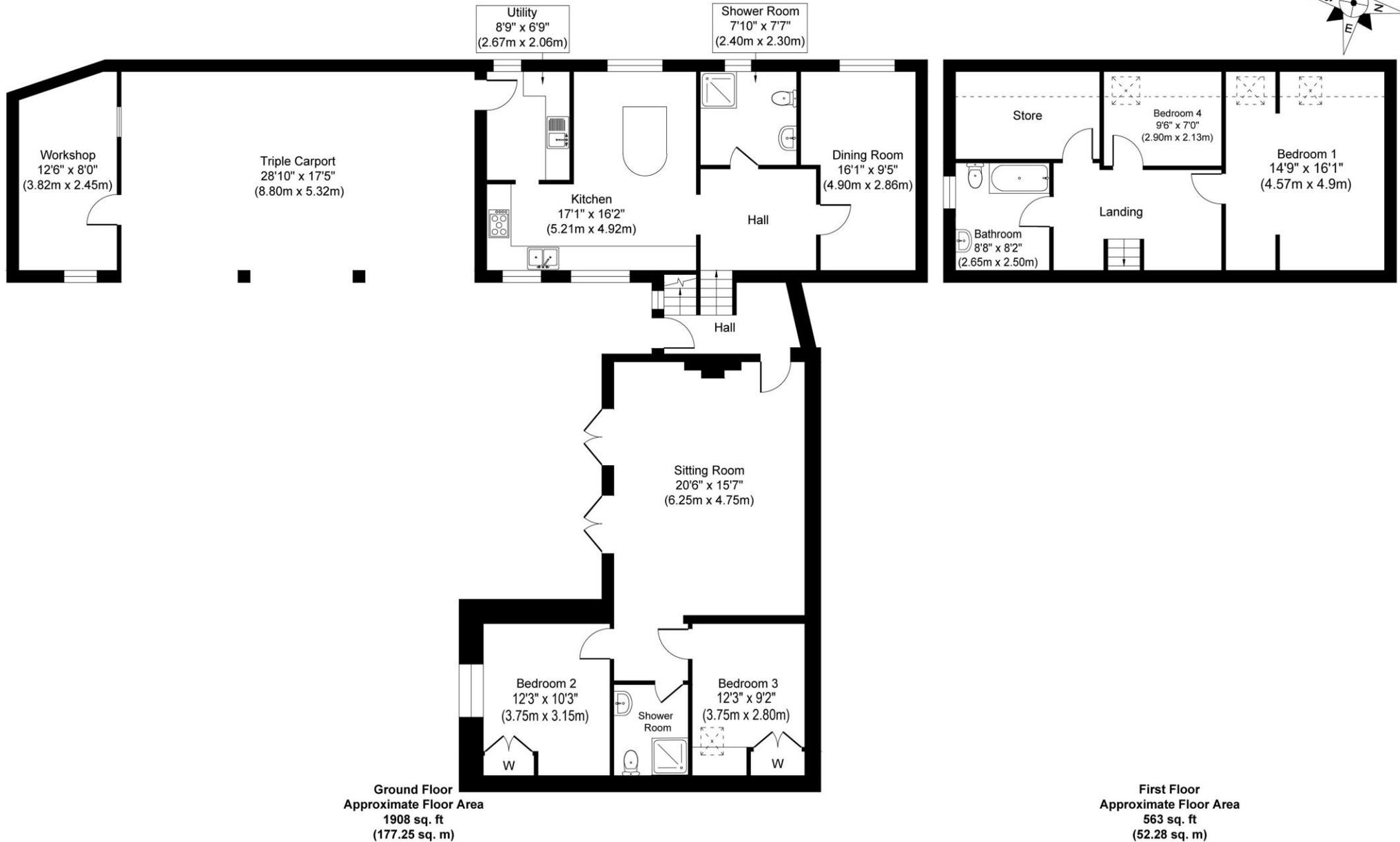
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS topical.mouths.promises

VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1908 sq. ft
(177.25 sq. m)

First Floor
Approximate Floor Area
563 sq. ft
(52.28 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.

