



**Malting Cottage,
Cross Green, Cockfield, Suffolk.**

DAVID
BURR



MALTING COTTAGE, COCKFIELD, BURY ST. EDMUNDS, SUFFOLK. IP30 0LG

Cockfield is a charming Suffolk village consisting of nine greens and hamlets spread around the undulating countryside North of Lavenham. Local amenities include a pub, a primary school, two Churches and shop/Post Office while just 7 miles away is the Cathedral town of Bury St Edmunds which offers a further range of amenities and exceptional transport links.

This charming cottage offers considerable character (fireplaces, cornicing, etc) and occupies a discreet position within this well-regarded village. The property has the benefit of ample off-road parking, a generous garden and a studio. **In all about 0.21 acres.**

A charming cottage with a generous garden.

SITTING ROOM: Casement windows overlook the garden in one direction and a wall of glass incorporating double doors providing access onto gravel terracing with decking beyond. Extensive fitted shelving, storage cupboards and a central fireplace that is home to a log burning stove on a Suffolk white brick hearth.

DINING ROOM: A versatile space with a central ceiling rose, views over the garden and offering potential to be a snug, playroom, study, etc. Open fireplace with ornate Victorian surround and slate tiled hearth.

KITCHEN/DINING/LIVING ROOM: An exceptional space at the rear of the house with double doors opening to the garden and an attractive tiled floor running throughout. The dining/living area has a fireplace with ornate surround. Further recessed area currently utilised as a **study space**. The kitchen/breakfast area has an extensive range of attractive matching units with central island. Worktops incorporate a single drainer sink unit with vegetable drainer and mixer tap over. There is a space/point for electric range/oven, gas hob to side and extractor fan over. Space for full height fridge/freezer. Shelved pantry cupboard and door to:-

BOOT ROOM: Tiled floor and stable door to garden. Door to:-

UTILITY/CLOAKROOM: Plumbing for washing machine, WC and wash hand basin.

First Floor

LANDING: Access to loft storage space. Shelved linen cupboard, further storage cupboard and doors to:-

BEDROOM 1: With a high ceiling, views over the garden. Access to loft.

BEDROOM 2: Overlooking the garden.

BEDROOM 3: Overlooking the garden.

FAMILY BATHROOM: A light room with views over the garden and a roll top slipper bath with period style fittings and shower attachment. Large fully tiled shower cubicle, WC and wash hand basin. Fireplace (presently sealed) with pretty surround.

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Outside

Double gates open to a large gravel drive which provides ample **OFF-ROAD PARKING** and is bordered by a pretty brick and flint wall. This area would be an ideal space for a **DOUBLE CART LODGE** (subject to the necessary planning consents).

The generous rear garden has been divided into distinct areas with a large area of decking designed with entertaining/dining Alfresco in mind. There is a purpose-built **SUMMER HOUSE/STUDIO** with good natural light, light and power connected. Electric vehicle charging point.

In all about 0.21 acres.

AGENTS NOTE

The driveway leading to the property is within a conservation area.

SERVICES: Main electricity and water are connected. Private drainage. Wood pellet central heating system. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: D.

EPC RATING: Awaiting report.

BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

MOBILE COVERAGE: EE – good outdoors. (Source Ofcom).

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WHAT3WORDS: ///send.anchorman.warm.

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.

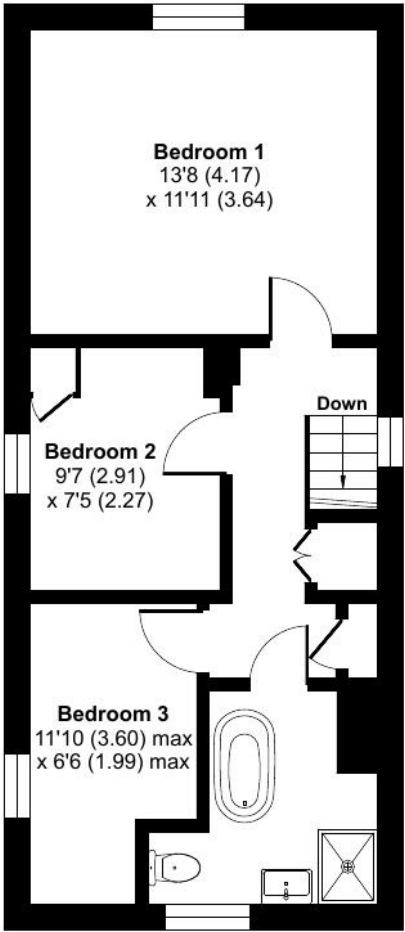
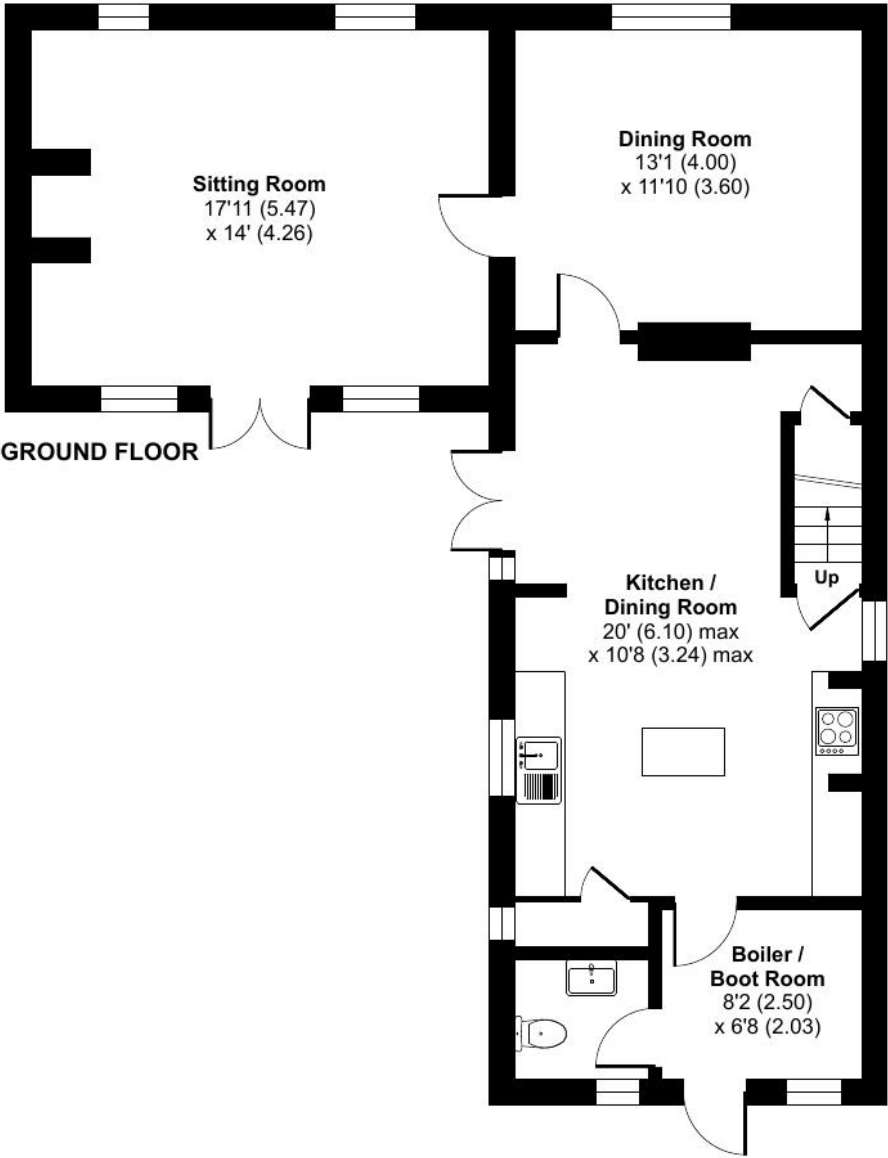


Bury St Edmunds 01284 725525 Leavenheath 01206 263007 Clare 01787 277811 Castle Hedingham 01787 463404 Woolpit 01359 245245

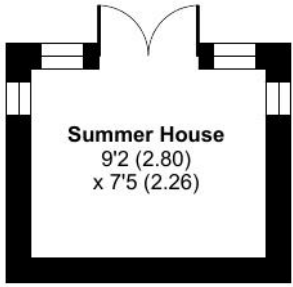
Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

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Approximate Area = 1292 sq ft / 120 sq m
Outbuilding = 68 sq ft / 6.3 sq m
Total = 1360 sq ft / 126.3 sq m
For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



