



## Ling Covert Cottage

Culford Heath | Ingham | Bury St. Edmunds | IP31 1PP

FINE & COUNTRY  
fineandcountry.com™

# Ling Covert Cottage

This former farm cottage offers a rare opportunity to own a home in an exclusive rural setting, with expansive views of the surrounding fields and direct access to Kings Forest. The current owners have thoughtfully preserved the cottage's original charm while incorporating modern updates, creating a space that's both inviting and contemporary. Situated within a small community, it is ideal for enjoying peaceful countryside living.

Culford Heath is a quiet rural area with a small number of homes, surrounded by farmland and adjacent to a large woodland. Located about a mile from the main road and accessible via a country track, the property offers a private and peaceful setting with minimal traffic and natural surroundings.





# Step Inside

Upon entering the property, you are welcomed into a spacious hallway that leads to a beautifully designed kitchen. This Bespoke made kitchen features shaker-style floor and wall units with a quartz worktop, and includes integrated appliances such as a dishwasher, fridge freezer, and wine cooler. The kitchen seamlessly connects to a bright breakfast room, characterized by vaulted ceilings, large windows, and French doors opening onto the front garden. The breakfast room also boasts a stunning quartz-topped island with storage below. Adjacent to the breakfast room is the main living area, showcasing oak flooring, exposed beams, and a brick fireplace with a dual-access wood-burning stove. On the other side, the dining area, which can also serve as a cozy snug, provides access to the back garden. Additionally, there is a third bedroom which is currently used as a playroom. The ground floor also features a utility room equipped with a sink and space for a fridge freezer, washing machine, and dryer. Off the utility room is a downstairs shower room with a WC, hand wash basin, shower cubicle, and a Velux window. The downstairs also features underfloor heating.

As you ascend to the first floor, you're greeted onto the generous landing. Here, you'll find the principal bedroom, complete with fitted wardrobes and a Velux and normal window that allow plenty of room natural light. Adjacent to the principal bedroom is a beautifully designed Jack and Jill-style shower room, featuring herringbone tiles, a walk-in shower, WC, and hand wash basin. This shower room connects to the fourth bedroom, which also has separate access from the landing, making it an ideal space for an office or child's room. Across the landing, is the second bedroom, offering fitted wardrobes and a Velux and a normal window that capture stunning views of the surrounding landscapes. The first floor also boasts a luxurious family bathroom, elegantly finished with panelling, a freestanding roll-top bath, WC, and pedestal sink.





# Step Outside

---

The property boasts two beautifully landscaped garden areas. At the front, the entry garden welcomes you with a gravelled driveway offering ample parking, secured by a five-bar gate. This area also includes a brick-built storage shed, a lawn with stunning field views, a patio area, a BBQ-style oven, and a breeze house, all perfectly arranged for outdoor entertaining.

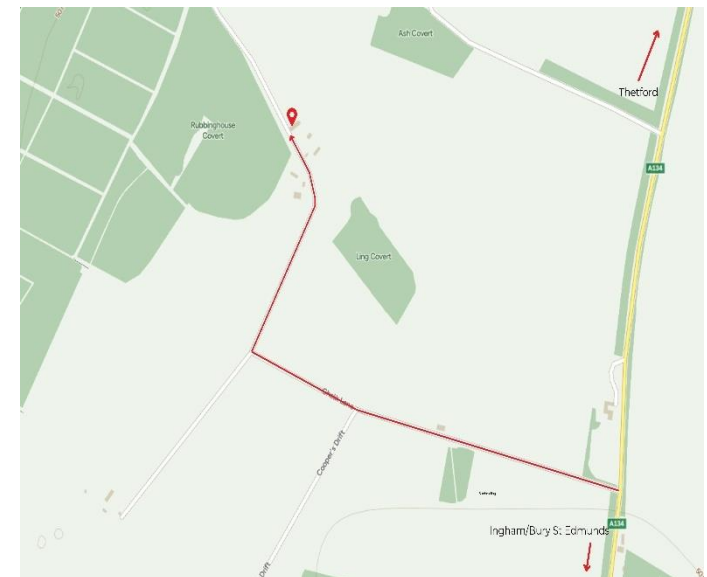
The rear garden is a tranquil space, primarily laid to lawn and enriched with various shrubs, plants, and a vegetable patch. A laurel hedge provides a sense of seclusion, while a log cabin with electric and lighting and a rear garage, accessible via a separate entrance, add to the garden's appeal. Additionally, gated access to a gravelled area offers convenient parking options for guests.



## Location

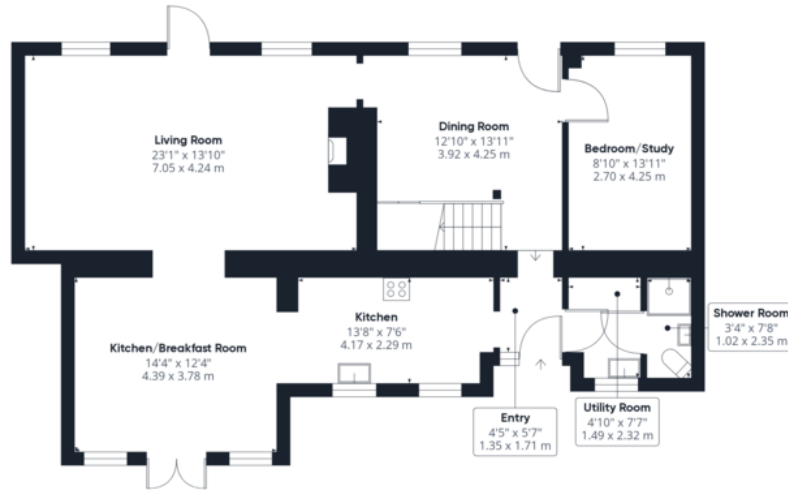
---

Culford Heath is a quaint rural community surrounded by the stunning Suffolk countryside, located approximately 7 miles from the historic market town of Bury St Edmunds. The town offers convenient access to the A14, a railway station with regular train services to London and Cambridge and is less than an hour's drive from Stansted Airport.

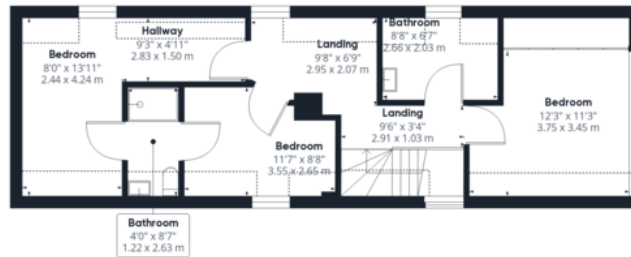


# Services

- Council Tax Band – D
- EPC – F
- Private Water Supply
- Electric Heating
- Septic Tank
- Mains Electricity



Ground Floor



Floor 1

**Approximate total area<sup>iii</sup>**

1575.08 ft<sup>2</sup>  
146.33 m<sup>2</sup>

**Reduced headroom**

122.82 ft<sup>2</sup>  
11.41 m<sup>2</sup>

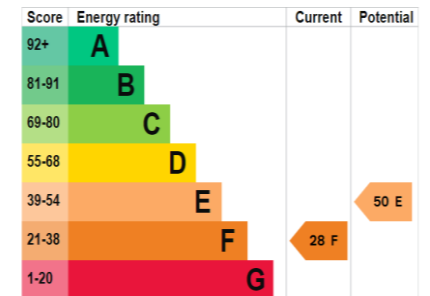
(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.





Fine & Country  
Tel: 01284 718822  
[burystedmunds@fineandcountry.com](mailto:burystedmunds@fineandcountry.com)

F & C  
fineandcountry.com™