



Marseillette

Howe Lane | Cockfield | Bury St. Edmunds | IP30 0HA

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# Seller Insight

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We were looking for a rural property with flexible accommodation, with space for our young family to grow. We fell in love with the house as soon as we saw it.

We will miss the sheer amount of space, which you appreciate best from the rear of the property, is absolutely perfect for a family, with multiple spaces for everyone to use to eat, work, relax, and play. Not to mention 3 ensuite bathrooms, which children and teenagers love! We will also miss our beautiful pewter 4-oven Aga, which is the beating heart of the house.

Our favourite room is the sitting room with its fabulous large log burner and French doors opening out onto the garden terrace. Perfect in winter and in summer.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









# Step Inside

Upon entering, you are welcomed into a spacious entrance hall, where a convenient WC and a well-appointed utility room can be found. The utility room, which doubles as a fantastic boot room, features floor and wall cupboards along with a classic butler sink. The entrance hall seamlessly flows into an inner hallway that connects the rest of the home. To the side, the sitting room exudes charm with its exposed beams, a striking brick fireplace housing an inset wood-burning stove, and elegant French doors that open onto the patio, inviting natural light to flood the space. Returning to the inner hall, you are led to the kitchen/breakfast room a true showpiece of the home. This stunning handcrafted kitchen boasts ample floor and wall units, a central island complete with a built-in butcher block, and a magnificent AGA range set within an inglenook fireplace, featuring four ovens and two cooking plates. At the far end, another set of French doors opens directly onto the patio, enhancing the indoor-outdoor flow. Adjoining the kitchen, the dining room provides a perfect setting for entertaining, showcasing exposed beams and a characterful brick fireplace.

Beyond this, the office offers a spacious and versatile area, which could easily serve as an additional sitting room or playroom. Connected to the office is a well-equipped laundry room, fitted with ample storage, a butler sink, and direct access to the garden. This wing of the home also holds great potential for an annex, as it features a separate staircase leading to a double bedroom with a generous landing and a private shower room, which can be easily sectioned off.

On the opposite side of the house, the snug currently used as a home office features a staircase leading to the first floor. Here, the family bathroom boasts a luxurious roll-top bath, a walk-in shower cubicle, a WC, a pedestal sink, and Velux windows. Further down the hallway, the principal bedroom is a spacious room with built-in storage, exposed beams, and an en-suite featuring a WC, hand wash basin, and a walk-in shower. Two additional generously sized double bedrooms follow, one of which features a charming brick chimney. The final double bedroom, complete with a feature brick chimney breast, dual-aspect windows, and stunning views overlooking open fields beyond. This bedroom also benefits from its own en-suite, fitted with a WC, hand wash basin, and a walk-in shower cubicle.







# Step Outside

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The property is approached via a block-paved driveway with dual access points, offering ample parking for multiple vehicles. At the rear, the garden is spacious yet easy to maintain, with a sunken patio area extending from the sitting room and kitchen—an ideal space for entertaining. Steps from the patio lead to a raised lawn, simply and neatly kept highlighting the stunning views across the open fields.

To one side of the garden, a decking area with a pergola above is framed by mature grapevines, providing a natural canopy of shade and privacy from the neighbours. Towards the rear of the garden, an outbuilding with a clay-tiled roof and electricity is currently used for storage but could easily be transformed into a studio, gym, or any other space to suit your needs.



## Location

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Cockfield is a rural village surrounded by beautiful countryside views, particularly from the rear of Marseillette. It has won Suffolk Village of the Year multiple times and has a vibrant local community, a church, school and post office/shop. It is, however still within easy reach of Bury St Edmunds, Stowmarket, Sudbury and Lavenham as well as the A14 and A11. There are beautiful walks in the local area, such as, Earls Meadow, Jeffreys Green and along the old railway line at Bruff's Line.



## Services:

- Council Tax Band – F
- EPC – E
- Mains Water
- Mains Electric
- Oil Fired Central Heating
- Sewerage Treatment Plant
- Fibre To The Cabinet



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

2820.7 ft<sup>2</sup>  
262.05 m<sup>2</sup>

Reduced headroom

92.66 ft<sup>2</sup>  
8.61 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.



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