



Fox Cottage

Lawshall | Bury St Edmunds | Suffolk

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Seller Insight

We were attracted to the property as it afforded the space we needed as the children were growing. It was fantastic to be able to return the house to a characterful and warm home, retaining so many of the original period features. We extended and renovated the original building over 10 months before moving in and will miss the peaceful setting with the open countryside and views to the rear as well as the great family space of the kitchen and not forgetting the great village pub the Swan just down the road.

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.

Fox Cottage is a fine example of an English countryside home, full of charm and character. With a brand-new thatched roof completed at the end of 2024. The exterior has been freshly lime washed, and partly fitted with new windows, blending modern comfort with its traditional appeal. Adding to its story, Fox Cottage was even featured on Escape to the Country in June 2024.





Step Inside

The main entrance is to the rear, which opens to the lean-to entrance porch with slate roof, exposed reused brick floor and three quarter glazed windows to the rear. Leading from the porch is the dining room with wide Inglenook fireplace with brick surround and spine beam with sunk quadrant beams, wood burner and carpeted throughout. From here leads the small, carpeted snug, with dual aspect and exposed original chamfered spine beam. The main sitting room is a superb reception full of character with dual aspect and a wealth of exposed timbers and jowled corner studs, the original front door, exposed original brick floor and large Inglenook fireplace with wood burner.

The lower lobby with oak stairs to the first floor has an exposed timber floor with understairs cupboard and utility room with brick floor, sink over base units and barn door to the side. The wooden flooring extends to the heart of the house - the kitchen/diner with double wood part glazed doors to the terrace and an adequate seating area to accommodate eight plus diners. The kitchen has a central island with granite work top over, recessed LED lighting and bespoke wood panelled base and wall units providing plenty of drawer and cupboard space beneath granite preparation surfaces. The main features include an oil-fired Stanley range cooker, integral dishwasher, space for an American style fridge freezer, large dry goods cupboard, large separate pantry and triple aspect to the rear gardens.

Two staircases lead to the first-floor accommodation, with the principal bedroom on one side with dual aspect windows, an adjoining dressing room with wardrobe and a newly fitted en-suite. The fully tiled shower room for this side of the cottage is at the foot of the stairs and has under floor heating, a walk in power shower, toilet and wash basin with towel cupboard off. The second staircase with long landing has three bedrooms off, two with period features and one modern triple aspect room with fitted wardrobe. Modern family bathroom with free-standing roll top bath, toilet and basin set off with carpeted floor. Large boarded loft space above the landing.





Step Outside


The house is approached over a block paved drive and through automated electric double gates which leads to a gravel and block paved driveway providing ample vehicle parking for up to ten vehicles. Turning space and access to the detached double garaging with annexe above currently set out as a good-sized cinema room with separate shower room with scope for further bedrooms or large home office/studio if desired. The gardens are a delightful feature being stocked with a range of flowering plants, mature trees and shrubs whilst providing the occupants with a good degree of privacy with sunken patio area with part surround brick wall topped with willow weave fencing, pergola, pond and wood fired oven, which is great for slow roasts or pizzas, in all circa one acre.

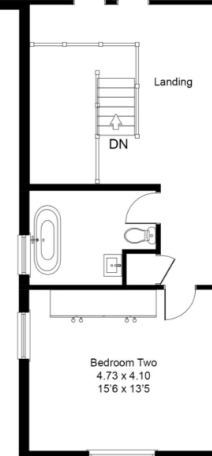
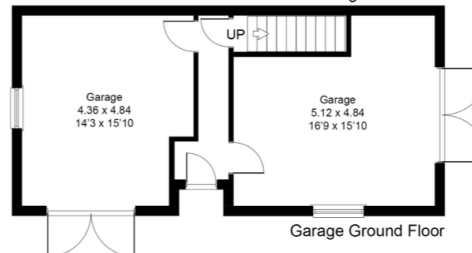
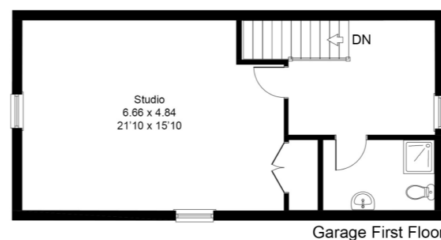
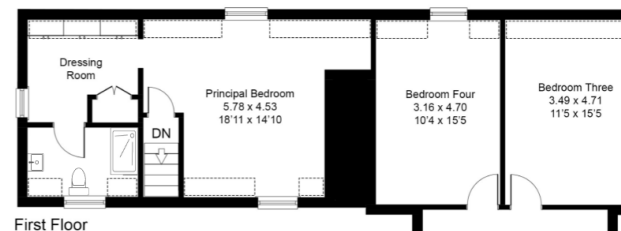
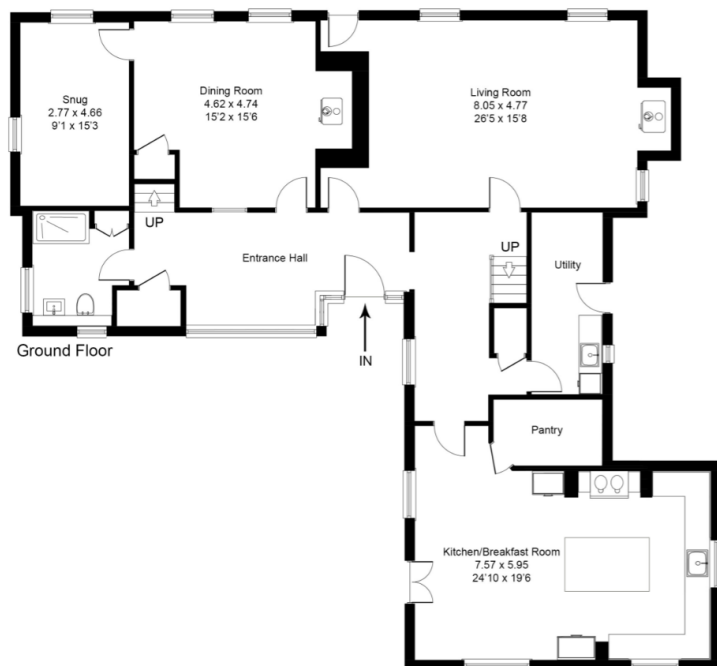
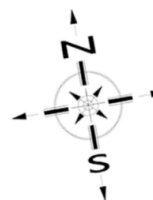


Location

The property enjoys a delightful location in the village of Lawshall, which is an attractive and most sought-after village being around 7 miles south of Bury St Edmunds, which offers excellent facilities with both road and rail network links into London. Bury St Edmunds, with a thousand years of history to explore, offers a wealth of award-winning restaurants, cafes and casual dining. The historic cathedral of St Edmundsbury, once one of the most important monasteries in medieval Europe, is set in the elegant surroundings of the Abbey Gardens and is a centrepiece for the town. There are many local shops, annual festivals, and stunning parks. The Apex and Theatre Royal offer a variety of live productions and along with two cinemas provide excellent entertainment for all ages. Bury St Edmunds is truly "a jewel in the crown of Suffolk". South of Lawshall the villages of Long Melford, Lavenham and Sudbury also provide valuable facilities.

Lawshall IP29 4QD
 Approximate Gross Internal Area = 291 m² / 3132 ft²
 Garage Ground Floor = 50 m² / 538 ft²
 Garage First Floor = 51 m² / 549 ft²
 Total = 392 m² / 4219 ft²

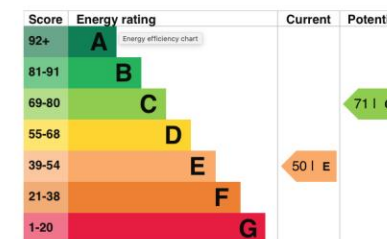
 = Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate.
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
 Francis Ambler Photography © 2021

Services

- Council Tax Band – D
- EPC – E
- Mains Electric
- Mains Water
- Mains Drainage
- Oil Fired Central Heating
- Fibre To The Property



The graph shows this property's current and potential energy efficiency.



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. In 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 © 2017 Fine & Country Ltd. **Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE.**





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