



## Lane Cottage

44 High Street | Tuddenham | Bury St. Edmunds | IP28 6SA

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# Lane Cottage

Rich in history and charm, this exceptional character property enjoys a picturesque setting opposite the village green in Tuddenham. Dating back to 1581, it holds the distinction of being the oldest home in the village, yet it remains unlisted, offering both heritage and flexibility. Inside, the property boasts a wealth of original features alongside spacious living accommodation, including five well-appointed bedrooms, two with en-suite bathrooms, combining historic charm with contemporary convenience.

The village is home to Tuddenham Mill which is one of Suffolk's finest boutique hotels and restaurants. A historic building that now houses a delicious field-to-fork restaurant, ultra-luxurious accommodation and peaceful surroundings. There is a pub, farm shop, cricket club, church and a village hall.









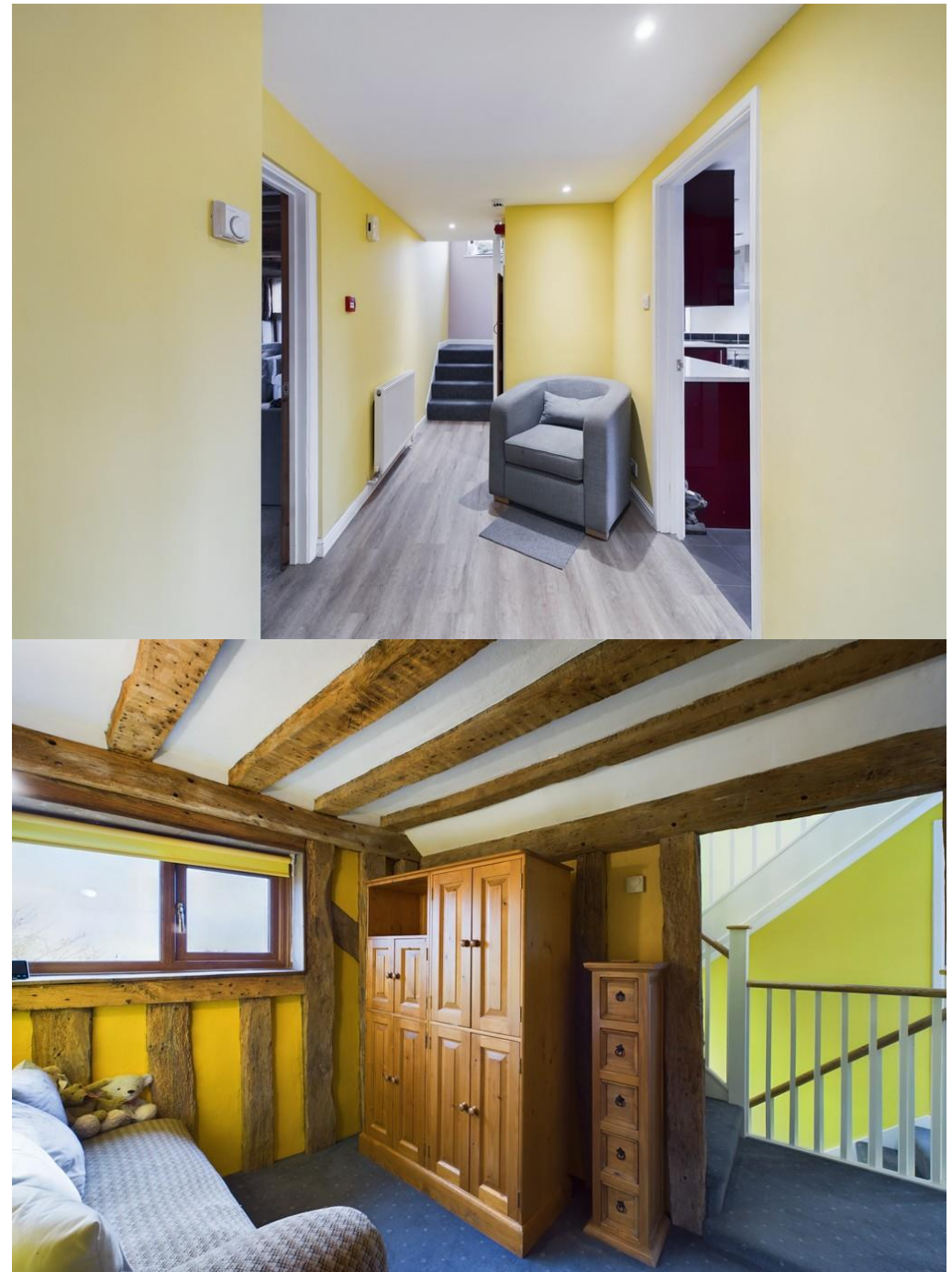
# Step Inside

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Upon entering, you are greeted by a spacious hallway offering access to the first-floor accommodation. To the right, a cloakroom features a modern built-in sink, WC, and houses the central heating boiler. The dining room provides a generous space for entertaining and flows into the bright garden room, which has double-glazed UPVC windows and French doors leading out to the patio. Opposite the dining room, the sitting room is a lovely spacious area with underfloor heating, exposed timbers, and a mullion window with views of the village green. The stunning inglenook fireplace, with its bressummer oak beam and inset wood-burning stove, is a standout feature that adds warmth and character to the room. The kitchen/breakfast room blends modern fittings with traditional charm. It offers a range of fitted units, a central island with an integrated sink, and plenty of space for an American-style fridge/freezer. The room is equipped with a built-in Smeg oven, induction hob, and secondary two-ring hob. Velux windows fill the space with natural light, and a door leads directly to the garden.

Ascending to the first floor, a landing study area offers an ideal space for work or quiet reading. This leads to the principal bedroom, which is a spacious double room with exposed beams and a feature brick fireplace. The en-suite features a freestanding roll-top bath, WC, and vanity sink unit. Adjacent to this room, there is another double bedroom with built-in wardrobes and a third double room with views to the rear of the property. The family bathroom includes a freestanding double-ended bath, a double walk-in shower with a rainfall showerhead, and an integrated sink/WC unit.

On the second floor, a light and airy landing leads to bedroom two, another spacious double with a dressing area. This room also has an en-suite with a walk-in shower, WC, and hand wash basin. The floor also features another versatile bedroom, perfect for use as a home office or additional bedroom.









# Step Outside

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The exterior of the property features an Indian sandstone patio area just off the kitchen and garden room, which is an excellent space for outdoor entertaining. The rest of the garden is of a manageable size, mainly laid with shingle stone, complemented by a variety of raised beds and a handy log shed. A side gate provides convenient access to the front of the property, where a well is situated to the right of the front door.

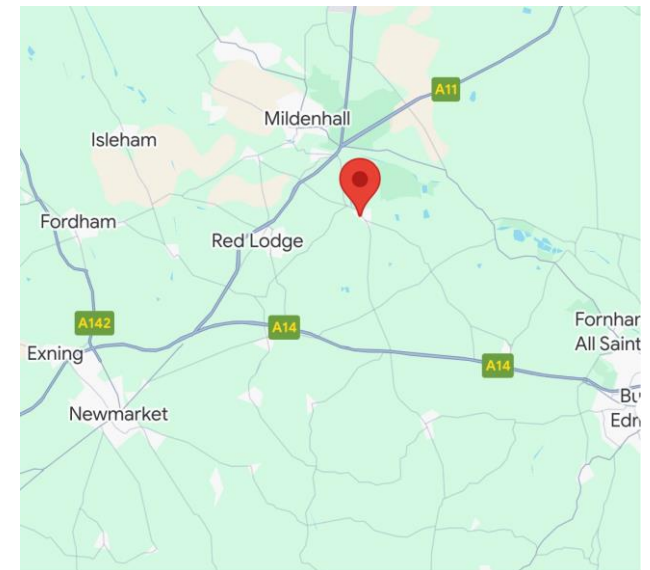
At the rear, the double garage can be accessed directly from the garden via a private door. From the first and second floors, beautiful views stretch over the surrounding paddocks and open fields, enhancing the property's peaceful setting.



## Location

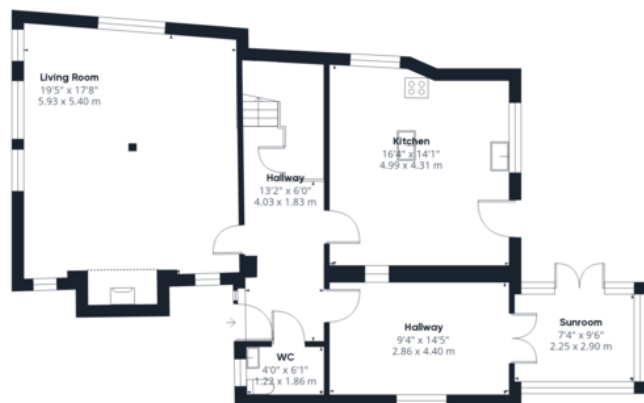
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The charming village of Tuddenham, Suffolk, lies just one mile south of the scenic Cavenham Heath National Nature Reserve. Ideally positioned between the historic market town of Bury St Edmunds and the famous horseracing town of Newmarket, it offers a perfect blend of rural charm and accessibility. With convenient access to the A11 and A14.

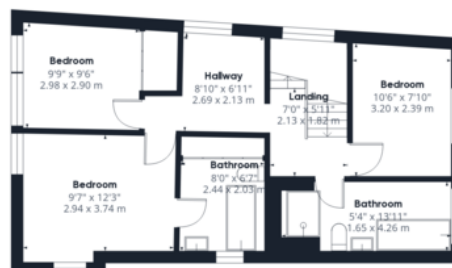


# Services

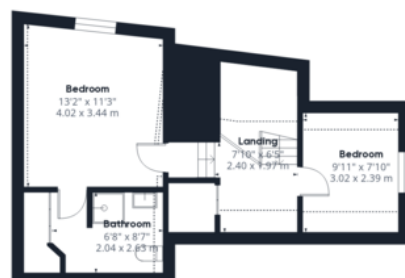
- EPC – E
- Council Tax Band – D
- Oil Fired Central Heating
- Mains Water
- Mains Electric
- Mains Drainage
- Underfloor Heating
- Wood Burning Stove
- Fibre Broadband
- Solar Panels
- Storage Battery



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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

2212.85 ft<sup>2</sup>

205.58 m<sup>2</sup>

Reduced headroom

62.14 ft<sup>2</sup>

5.77 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.

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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.



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

