



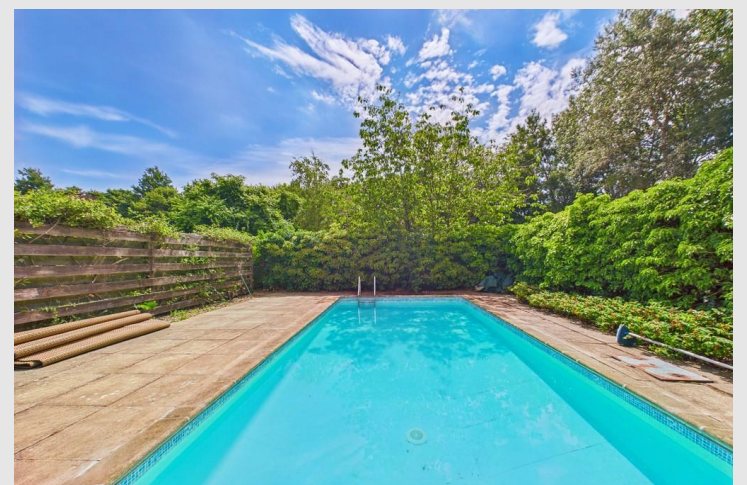
Phoenix Farm

Bullswood Lane | Cockfield | Bury St. Edmunds | IP30 0JE

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Bullswood Lane

Set in the idyllic village of Cockfield, Phoenix Farm is a beautifully presented country residence offering the perfect blend of charm, comfort, and flexibility. With its wealth of space both inside and out, this unique home is perfectly suited to modern rural living, whether for growing families, home business owners, or those seeking a peaceful retreat with room to entertain. Thoughtfully arranged with several buildings, the property enjoys a wonderful sense of privacy, practical versatility, and the rare luxury of a heated outdoor swimming pool.





Step Inside

Stepping into Phoenix Farm, you're welcomed by a sense of light, space, and thoughtful design that flows seamlessly throughout the home. The interior combines timeless charm with everyday functionality, offering a layout that is both generous and versatile—perfect for modern family life or those who work from home.

At the heart of the home lies a beautifully appointed living room, an expansive space with a calm and elegant atmosphere. Large windows flood the room with natural light during the day, while a central fireplace (if applicable) provides a cosy focal point in the evenings. This is a room made for both relaxed family time and refined entertaining. French doors lead into a charming sunroom—a serene retreat with garden views, ideal for morning coffee, quiet reading, or afternoon lounging.

The kitchen is both practical and inviting, offering ample space for cooking, dining, and gathering. Whether preparing a simple weekday meal or hosting a festive dinner, it supports every culinary need with ease. Just off the kitchen, a dedicated laundry room adds convenience, keeping the main living spaces clear and organised.

Two hallways connect the ground floor rooms and allow for a comfortable flow through the home. A flexible ground floor room serves equally well as a study, home office, guest suite, or playroom—catering to changing needs over time. A ground floor WC, ideally positioned, adds practicality for both residents and visitors.

Upstairs, the sense of space continues with three thoughtfully designed bedrooms. The principal bedroom offers a peaceful sanctuary, with generous proportions and a tranquil outlook over the surrounding landscape. Two further double bedrooms are equally comfortable, offering ideal spaces for children, guests, or extended family. All rooms are filled with natural light and enjoy a quiet, restful ambiance.

A well-proportioned landing links the upper rooms and provides a sense of openness, while the family bathroom is fitted to serve both convenience and comfort, offering a bright and functional space.





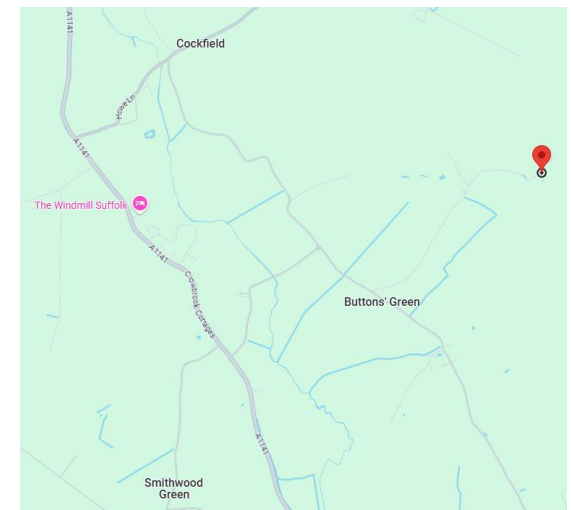
Step Outside

The grounds of Phoenix Farm are as versatile as they are impressive. A collection of thoughtfully maintained outbuildings surrounds the main residence, including a large garage, a traditional workshop, and a substantial store room—providing ample space for hobbies, vehicles, or business equipment. Gardeners will appreciate the dedicated potting shed and greenhouse, while an additional detached outbuilding offers exciting potential for conversion into a studio, gym, or creative workspace. At the heart of the outdoor offering lies a heated swimming pool, creating a luxurious space to unwind or entertain on warm days. Whether you're enjoying a summer afternoon with family or hosting poolside gatherings with friends, this outdoor area brings a resort-style touch to everyday living.



Location

Cockfield is a rural village surrounded by beautiful countryside views, particularly surrounding Phoenix Farm. 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.

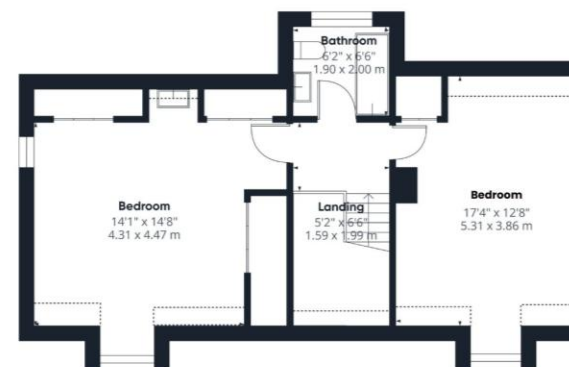
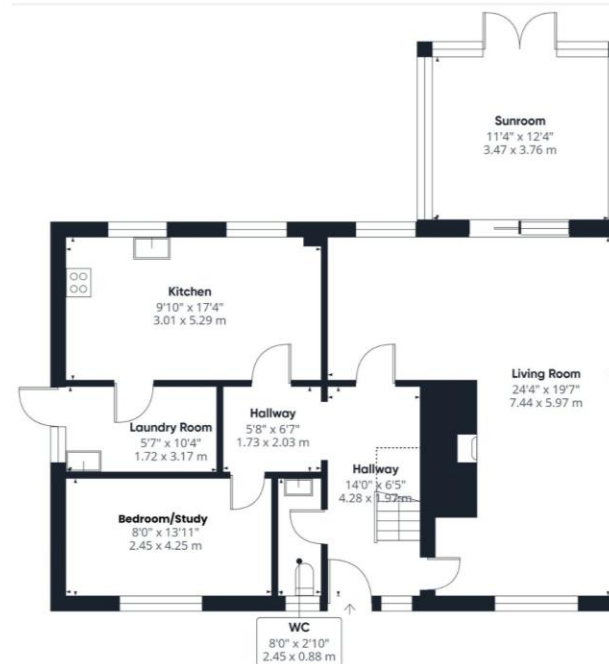
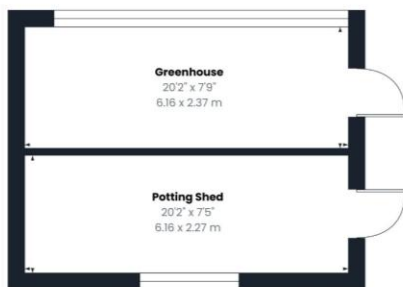


Approximate total area

3085 sqft
286.5 sqm

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

Calculations are based upon RICS IPMS 3C standard.



Services

- Mains Water
- Mains Electric
- Private Drainage
- Swimming Pool
- EPC –
- Council Tax Band – D
- The outbuildings are registered for commercial use but could gain change of use to convert to an annex



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 the 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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