



**Cedar Cottage,
Cockfield, Suffolk.**

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CEDAR COTTAGE, CHAPEL ROAD, COCKFIELD, SUFFOLK. IP30 0HE

Cockfield is a charming Suffolk village consisting of nine greens and hamlets spread around the undulating countryside North of Lavenham. Local amenities include two pubs, a primary school, garage, restaurant, two Churches and shop/Post Office while just 7 miles away is the Cathedral town of Bury St Edmunds which offers a further range of amenities and exceptional transport links.

This exceptionally well-presented detached house occupies a lovely position within one of the areas most favoured villages. The property has the benefit of a particularly impressive ground floor addition with an emphasis on natural light and takes advantage of the charming garden views. The versatile accommodation is further complimented by a workshop/studio, off-road parking and a large garden. **In all about 0.54 acres.**

An exceptionally well-presented detached house with period features and large modern addition.

ENTRANCE HALL: With a high vaulted ceiling, exposed oak timbers and slate tiled floor.

DRAWING ROOM: 21'1" x 12'9" (6.43m x 3.89). An exceptional addition with a wall of glass and bi-fold doors which create a 15ft plus opening on to terracing and the garden beyond. 2 clever roof lanterns provide further natural light. Exposed brickwork with open studwork links well with the sitting room. Staircase to first floor, useful storage cupboard and opening to the kitchen/breakfast room.

SITTING ROOM: 15'6" x 12'6" (4.72m x 3.81m). A feeling of space is created by the open studwork and redbrick that links with the drawing room. Finished with exposed beams, there is a charming floor to ceiling red brick chimney with oak bressummer and inset log burning stove on a Suffolk white brick hearth. Useful built-in storage cupboard with display shelving above.

DINING ROOM: 17'1" x 12' (5.21m x 3.66m). A versatile space currently utilised as a study but offering potential as a family room/snug/bedroom etc with exposed beams, floorboards, useful storage cupboard and floor to ceiling red brick chimney with inset log burning stove on a brick hearth.

KITCHEN/BREAKFAST/LIVING ROOM: 22' x 17'2" (6.71m x 5.23m). An exceptional space with attractive flooring running throughout and bi-folding doors opening on to terracing with the garden beyond. A well-planned German kitchen fitted with an extensive range of matching units, storage cupboard, display cabinets, deep pan drawers and a range of appliances including 2 Neff ovens, a full height fridge/freezer, under counter fridge/freezers, large wine cooler, dishwasher, double sink, large Neff induction hob and fitted extractor hood over.

UTILITY CUPBOARD: 4' x 3'10" (1.21m x 1.16). A useful room with plumbing/space for a washer/dryer, separate plumbing for a water softener, fitted worktop and storage above. Fitted water softener.

CLOAKROOM: Heated towel rail, WC and wash hand basin.

First floor

LANDING: Access to loft storage space and doors to:-

BEDROOM 1: 15'11" x 12'3" (4.85m x 3.73m). Built-in double wardrobe, shelved storage cupboard and door to:-

EN SUITE: Large double shower cubicle, heated towel rail, WC and wash hand basin with storage below.

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BEDROOM 2: 15'1" x 9'6" (4.6m x 2.9m). With a large **walk-in storage cupboard**.

BEDROOM 3: 15'9" x 9'5" (4.8m x 2.87m). Useful storage cupboard and linen cupboard.

FAMILY BATHROOM: With a deep double ended bath, large double shower cubicle, heated towel rail, WC, wash hand basin unit with deep storage drawers and matching tall cupboard. **N.B. This bathroom can be set up as a private ensuite to bedroom 3.**

Outside

A gravel drive bordered by a dense hedge offers **OFF-ROAD PARKING**.

The rear garden is one of the property's most attractive features, generous in size with a particularly large terrace immediately behind the house designed with entertaining/dining Alfresco in mind. This in turn opens to a large expanse of lawn bordered by colourful beds, established plants, shrubs and is complimented further by a 'secret garden' to the very rear which currently forms a charming wild garden of fruit trees, plants and shrubs.

WORKSHOP/STUDIO: 19'7" x 15'7" (5.97m x 4.75m). With attractive weatherboarded elevations under a metal tiled effect panel roof and incorporating a good degree of natural light. Fitted with useful storage cupboards, light and power connected and sink. The building has its own external lighting and a large area of decking and could readily become a charming summer house etc.

In all about 0.54 acres.

SERVICES: Main electricity and water are connected. Private drainage. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council: 0300 1234000.
Council Tax Band: E - £2318 – 2023.

EPC RATING: D – copy of the report available upon request.

VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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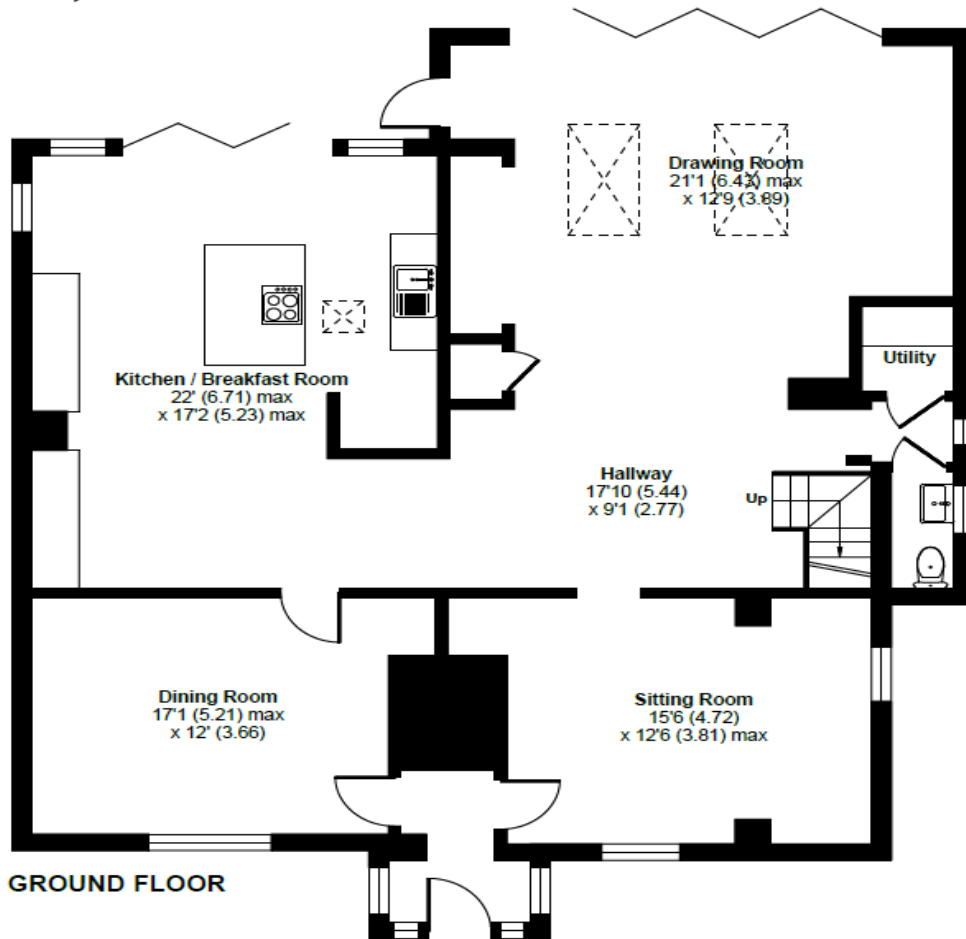
Chapel Road, IP30

Approximate Area = 2248 sq ft / 208.8 sq m

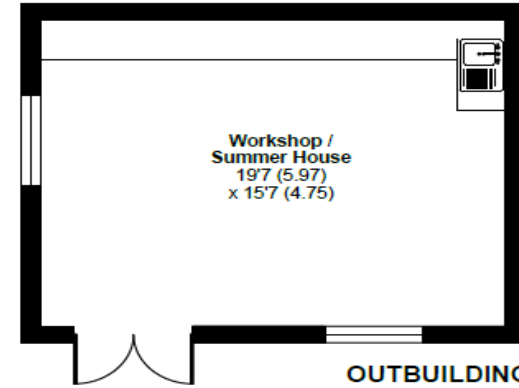
Outbuilding = 305 sq ft / 28.3 sq m

Total = 2553 sq ft / 237.2 sq m

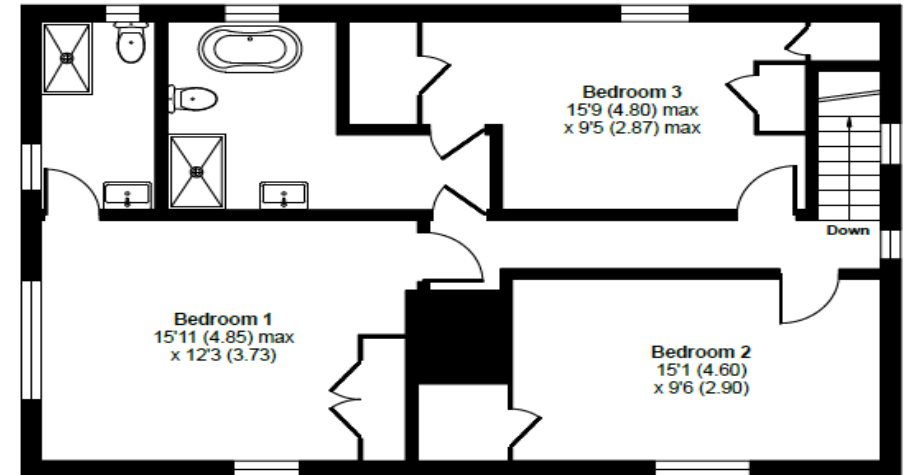
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GROUND FLOOR



OUTBUILDING



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for David Burr Ltd. REF: 1023142

