



**Dove Cottage,
Barrow, Bury St. Edmunds, Suffolk.**

**DAVID
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DOVE COTTAGE, 38 THE GREEN, BARROW, BURY ST. EDMUNDS, SUFFOLK. IP29 5AA

Barrow is a picturesque village located six miles west of the Historic market town of Bury St Edmunds and within easy travelling distance of the commuter links onto the A14 with Cambridge lying only 25 miles away. The thriving village boasts many traditional amenities including a village hall, doctors surgery, primary school, village store, public house, post office and village green. Bury St Edmunds offers further extensive facilities including schools, colleges, shops and restaurants and commuter rail link to London Liverpool Street station.

Situated just off the village green in a highly sought after position within the ever-popular Suffolk village of Barrow with its wide range of amenities is this characterful yet unlisted three bedroom detached brick and flint cottage, having been refurbished to an extremely high standard. A harmonious blend of both old and new, Dove Cottage combines modern furnishings such as a well-appointed kitchen and bathroom with a wealth of period features including exposed brickwork and beams, and an attractive brick and flint exterior. The cottage also offers a unique style of living with accommodation arranged over two floors with truly delightful front and rear gardens in an idyllic yet accessible location.

A charming three bedroom detached Victorian cottage offered in excellent condition and set in a convenient and popular location with beautiful gardens.

Stable style front door opening to:

KITCHEN A luxuriously appointed fitted kitchen with a matching range of wall and base units with wooden worktops over and inset with double bowl ceramic sink with drainer and chrome mixer tap. Built in plate rack, wine rack, dishwasher, fridge/freezer and Rayburn cooker. Electric fan oven and induction oven. Tiled flooring, door to rear, door to storage cupboard, cloak hanging space and storage under for white goods. Skylight, tongue and groove panelling and door to:

FAMILY BATHROOM A magnificent room of an impressive size with a balance of contemporary and heritage styling having been tastefully renovated by the current owners to include panelled walls and a luxurious white suite comprising WC, hand wash basin with storage under, claw footed roll top bath, heated towel rail and bidet. The bathroom is finished with tiled flooring, a frosted window to front aspect, window to rear aspect and extractor.

SITTING ROOM One of the two feature rooms in the house boasting exposed beams, feature inset with wood burning stove on a brick hearth and exposed red brick chimney breast. Three windows to the side aspect, door to understairs cupboard, wood flooring. Door leading to staircase and first floor, opening to:

DINING ROOM An equally impressive room with wood flooring, stairs to first floor, three windows to side aspect, understairs cupboard, inset with wood burning stove and oak bressummer over on a tiled hearth and brick surround, exposed beams.

First Floor

LANDING/BEDROOM Accessed via dining room staircase. A versatile space with window to front aspect, exposed beams and built in shelving. Used as an occasional bedroom with door to:-

BEDROOM A double room with window to side aspect, exposed brickwork, exposed beams and door to:

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BEDROOM A magnificent light and airy space with window to side aspect, exposed beams, exposed red brick chimney breast, cupboard housing electric meters and open studwork through to:

DRESSING AREA With staircase down into the sitting room. Window to rear aspect, exposed beams, door to airing cupboard housing hot water cylinder, built in wardrobes.

Outside

Dove Cottage enjoys an enviable position overlooking the village green and is situated centrally within Barrow itself. The property is set well back from the road and is accessed over a private track serving a number of properties. The superb front gardens are predominantly low maintenance in nature with flower and shrub borders. The boundaries are clearly defined by fencing to the front elevation. A gravel path leads to a 'secret' garden style sun terrace, set with low level specimen shrubs. The rear gardens are a sheer delight, again low maintenance in nature with beautifully presented borders, a staggered terrace and an Alfresco kitchen. There is a side storage area for bins and the oil tank.

EPC Rating: Currently awaiting report.

SERVICES: Main water, drainage and electricity. Oil fired central heating. Hikvision CCTV system. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council: (01284) 763233. Council Tax Band: C - £1815 – 2024.

BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, O2 and Vodafone - outdoors (source Ofcom).

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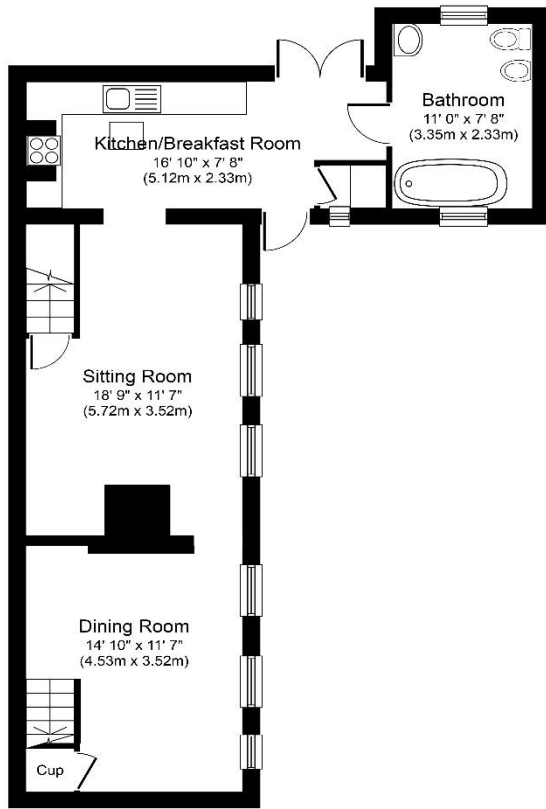
WHAT3WORDS: ///brambles.cobble.sulk.

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

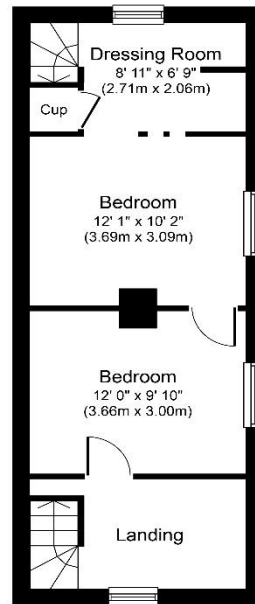
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Ground Floor
 Approximate Floor Area
 657 sq. ft.
 (61.0 sq. m.)



First Floor
 Approximate Floor Area
 409 sq. ft.
 (38.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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