



**Manor Farm Cottage,
Somerton, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



MANOR FARM COTTAGE, SOMERTON, BURY ST. EDMUNDS, SUFFOLK. IP29 4ND

Somerton is a rural village with picturesque Parish Church, standing at the end of a no through lane. Nearby Hartest (1½ miles), provides a wider range of facilities. The Cathedral town of Bury St Edmunds is approximately 9 miles North offering extensive amenities, and the market town of Sudbury with its commuter rail service is about 9 miles South.

This detached cottage has been sympathetically enlarged to now provide extensive, versatile accommodation that would suit a range of different lifestyles. The property is at the end of a half a mile long private track serving just two properties and as such would suit those in pursuit of a rural ideal. Well-placed for countryside walks, there are stunning far reaching field views, further complemented by charming gardens. **In all about 0.34 acres.**

A detached period cottage in a rural setting with stunning far reaching field views.

ENTRANCE HALL: A spacious inviting area with slate tiled floor continuing to:-

Inner Hall: With cloaks hanging area, barrier matting and door to rear garden.

DRAWING ROOM: With views over the garden. Large open fireplace with exposed brickwork, oak bressummer and inset log burning stove.

LIVING/DINING ROOM: A large L shaped area enjoying lovely views over the garden. Ceiling height rising to over 11ft and finished with a set of double doors opening on to the garden.

MUSIC ROOM: A versatile space with sloping ceiling rising to over 11ft. Fitted with extensive book shelving and storage cupboards

STUDY: Overlooking the rear garden.

BEDROOM 3: A versatile space that could be a snug, playroom, etc.

AGA KITCHEN/BREAKFAST ROOM: An exceptional space at the heart of the house and finished with a large 4-oven royal blue electric **AGA**. Range of attractive matching modern units with thick solid wood worktops

incorporating a large butler sink with mixer tap and separate hot/boiling water tap. Space for a full height fridge/freezer. Integrated dishwasher.

UTILITY ROOM: Plumbing for washing machine, space for full height fridge/freezer, finished with fitted shelving and a slate tiled floor making an ideal **pantry** area.

CLOAKROOM: Quarry tiled floor, WC and wash hand basin.

First Floor

LANDING: Linen cupboard and doors to:-

SITTING ROOM: An exceptional addition designed to take full advantage of the stunning far-reaching views on three sides and including a 10ft wide wall of bi-fold doors that open on to:-

BALCONY: Enjoying far reaching field views.

PRINCIPAL BEDROOM: A light room with field views and door to:-

EN SUITE: With a large double shower cubicle, heated towel rail, WC and wash hand basin.

BEDROOM 2: Overlooking the garden. Built-in double wardrobe.

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BEDROOM 4: Overlooking the garden and built-in double wardrobe.

BEDROOM 5: Enjoying wonderful far reaching field views.

FAMILY BATHROOM: A spacious room with fully tiled shower cubicle, enamel bath with period style fittings and shower attachment. WC and wash hand basin with storage below.

Outside

The property is approached via a track of about half a mile serving just two properties. Manor Farm Cottage has a 5-bar gate opening to a large sweeping gravel drive that provides extensive **OFF-ROAD PARKING** and an area that would be well suited to **DOUBLE CARTLODGE** (subject to the necessary planning consent).

There are a range of useful outbuildings and storage sheds. The garden is on all four sides with colourful plants, trees, shrubs, a wildlife pond and hedging kept at a sensible height to take advantage of the far-reaching views.

In all about 0.34 acres.

AGENTS NOTE

For more information regarding the access track, water supply, etc, please contact the agents.

SERVICES: Main electricity. Main water via Manor Farm – which meter and invoice Manor Farm Cottage accordingly. 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 - £2606 – 2024.

EPC RATING: Awaiting report.

BROADBAND SPEED: Up to 18 Mbps. (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – likely outdoor. (source Ofcom).

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WHAT3WORDS: ///dinosaur.nickname.croaking.

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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Approximate Area = 2734 sq ft / 253.9 sq m

For identification only - Not to scale



