



**Eleigh Cottage,  
Great Barton, Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**





# ELEIGH COTTAGE, GREAT BARTON, BURY ST. EDMUNDS, SUFFOLK. IP31 2TX

Great Barton is a popular village with a post office, preschool, primary school, public house, active village hall and church. A more comprehensive range of facilities are available at the Cathedral town of Bury St Edmunds. The A143 runs through the village providing easy access to the A14. There is a commuter rail link service to London Liverpool Street Station at Stowmarket and a branch line service at Thurston (3 miles).

A beautifully presented and abundantly characterful detached village residence occupying a quiet cul-de-sac location with a gated entrance and hall-mark period features. The property has been renovated to a high standard by the existing owners and offers a flexible schedule of accommodation in the region of 2600 sq.ft. while incorporating a ground floor annexe which can be used independently from the principal residence if so desired. Of further note are the grounds which are in the region of **0.22 acres**.

## **A spacious and well-presented characterful family home occupying a quiet cul-de-sac location with a gated entrance and annexe. In all about 0.22 acres.**

**ENTRANCE VESTIBULE:** With exposed timbers and door to:-

**Inner Hallway:** With stairs rising to first floor and open plan access to the:-

**KITCHEN/BREAKFAST/LIVING ROOM:** A light dual aspect room of approximately 22ft with a kitchen area comprising a range of matching wall and base units and integrated appliances to include a range style gas cooker, inset butler sink with drainer and mixer tap over, spaces for white goods to include fridge/freezer and washing machine. The kitchen is open plan to the living/dining area which comfortably provides for informal or formal dining alike. Door to:-

**UTILITY ROOM:** Providing further spaces for white goods to include a washer/dryer. Worksurfaces with inset butler sink and mixer tap over. Personnel door leading to the rear gardens.

**DRAWING ROOM:** A room of grand proportion with dual aspect windows overlooking the rear gardens and a personnel door leading to the terrace abutting the rear of the property. The focal point is the inset log burning stove on a red brick hearth.

**STUDY/SNUG/BEDROOM 5:** A versatile room located in the corner of the property with dual aspect windows to front and side and door to:-

**CLOAKROOM:** With white suite comprising WC and hand wash basin with frost window to front.

### **ANNEXE**

Perfectly useable as part of the principal dwelling or as a self-contained ancillary schedule of accommodation. The annexe offers flexible ground floor living to include:-

**ENTRANCE HALL:** Leading immediately to the:-

**SITTING ROOM:** With views of the rear gardens and personnel doors opening on to the terrace abutting the rear of the property.

**KITCHEN:** Well appointed with a matching range of units and integrated appliances to include a fridge/freezer, electric hob with extractor over, inset butler sink with drainer and mixer tap over. Integrated washing machine and dishwasher. Door to:-



# ELEIGH COTTAGE, GREAT BARTON, BURY ST. EDMUNDS, SUFFOLK. IP31 2TX

**Inner Hall:** With access to:-

**BEDROOM 3:** Spacious double bedroom.

**SHOWER ROOM:** Well appointed with a white suite comprising WC, hand wash basin and walk-in shower.

## First Floor

**LANDING:** Access to loft space and door to boiler cupboard. Doors to:-

**PRINCIPAL SUITE:** A beautifully characterful bedroom with a wealth of exposed timbers and a wall of fitted wardrobes with door to:-

**ENSUITE:** With white suite comprising WC, hand wash basin, corner shower with glass door and skylight window.

**BEDROOM 2:** Double bedroom with exposed timbers and fitted wardrobe.

**BEDROOM 4:** With skylight window.

**FAMILY BATHROOM:** Well appointed with a white suite comprising WC, hand wash basin and panel bath with shower attachment over. Skylight window.

## Outside

The property enjoys gated access to the front elevation which in turn leads to a driveway with ample **OFF-ROAD PARKING** for a number of vehicles and access to the :-

**DOUBLE GARAGE:** With up and over door to front and power and light connected.

The rear gardens are among the property's most attractive features, initially comprising an area of terracing abutting the rear of the property which is suitable for Alfresco dining and entertaining extending to a larger area of formal lawns which are thoughtfully planted to include a range of hedging and specimen trees with boundaries clearly defined by 6ft fencing to all sides.

**In all about 0.22 acres.**

## AGENTS NOTE

Please note that both the main house and annexe have their own external front doors and as such can be used independently or together as required.

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

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: G - £3,464.32 – 2024/35.

**EPC RATING:** C.

**BROADBAND SPEED:** Up to 1000 Mbps (source Ofcom).

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

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**WHAT3WORDS:** ///tutorial.risk.ownership.

**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.

Bury St Edmunds 01284 725525   Leavenheath 01206 263007   Clare 01787 277811   Castle Hedingham 01787 463404   Woolpit 01359 245245

Newmarket 01638 669035   Long Melford 01787 883144   London 020 78390888   Linton & Villages 01440 784346

# The Coppice, Great Barton, Bury St. Edmunds, IP31

Approximate Area = 2474 sq ft / 229.8 sq m

Garage = 300 sq ft / 27.9 sq m

Total = 2774 sq ft / 257.7 sq m

For identification only - Not to scale



