



**Benyon Cottage,
Culford, Suffolk.**

**DAVID
BURR**

BENYON COTTAGE, CULFORD, BURY ST. EDMUNDS, SUFFOLK. IP28 6DS

Culford is a village well known for its private school, 3 miles north of Bury St Edmunds. The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 trunk road bypasses the town. Cambridge is 24 miles. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich & Ipswich with connections for London. A commuter rail link is available at Stowmarket 12 miles.

A spacious end of terrace character cottage with charming partially walled gardens, off-road parking and 3 bedrooms in the highly regarded Suffolk village of Culford. The property enjoys attractive flint elevations in a discreet setting away from the road.

A spacious character cottage occupying a discreet setting in the ever popular Suffolk village of Culford.

ENTRANCE HALL: With open plan access to:-

KITCHEN/DINING ROOM: Well-appointed with a range of matching wall and base units with integrated appliances to include a gas cooker and hob with extractor over. Fridge/freezer, ceramic butler sink inset with mixer tap over and spaces for dishwasher and washing machine. Understairs storage cupboard and stairs rising to first floor. There is an attractive brick chimney stack with inset shelving and storage and window to front aspect.

SITTING ROOM: A cosy reception room with inset log burning stove and surrounding chimney stack. Window overlooking garden.

First Floor

LANDING: With integrated shelved storage, exposed ceiling timbers and door to:-

PRINCIPAL BEDROOM: A spacious double bedroom with exposed beams and wall of fitted wardrobes.

BEDROOM 2: A double bedroom with dual aspect windows to front elevation and exposed beams.

BEDROOM 3: Window overlooking gardens and integrated storage. Exposed beams

FAMILY BATHROOM: With white suite comprising WC, hand wash basin, corner bath with shower screen and shower attachment over.

Outside

The property enjoys a discreet setting away from the road, accessed initially by a private track which serves the three cottages of which this is the end of the terrace before extending to a private driveway with **OFF-ROAD PARKING** for a number of vehicles. There is a personnel gate leading to a pathway that leads to the front of the cottage which runs parallel to the walled gardens, largely laid to lawn and interspersed by specimen trees and maturing borders. The boundaries between the cottages are clearly defined by fencing.

AGENTS NOTE

Please note that the track serving the property, equally serves two other cottages and the cost of maintenance for the track is split equally between the three cottages. This cottage is the end of the track.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: B - £1,622.39 - 2024/25.

EPC RATING: F.

BROADBAND SPEED: Up to 49 Mbps (source Ofcom).

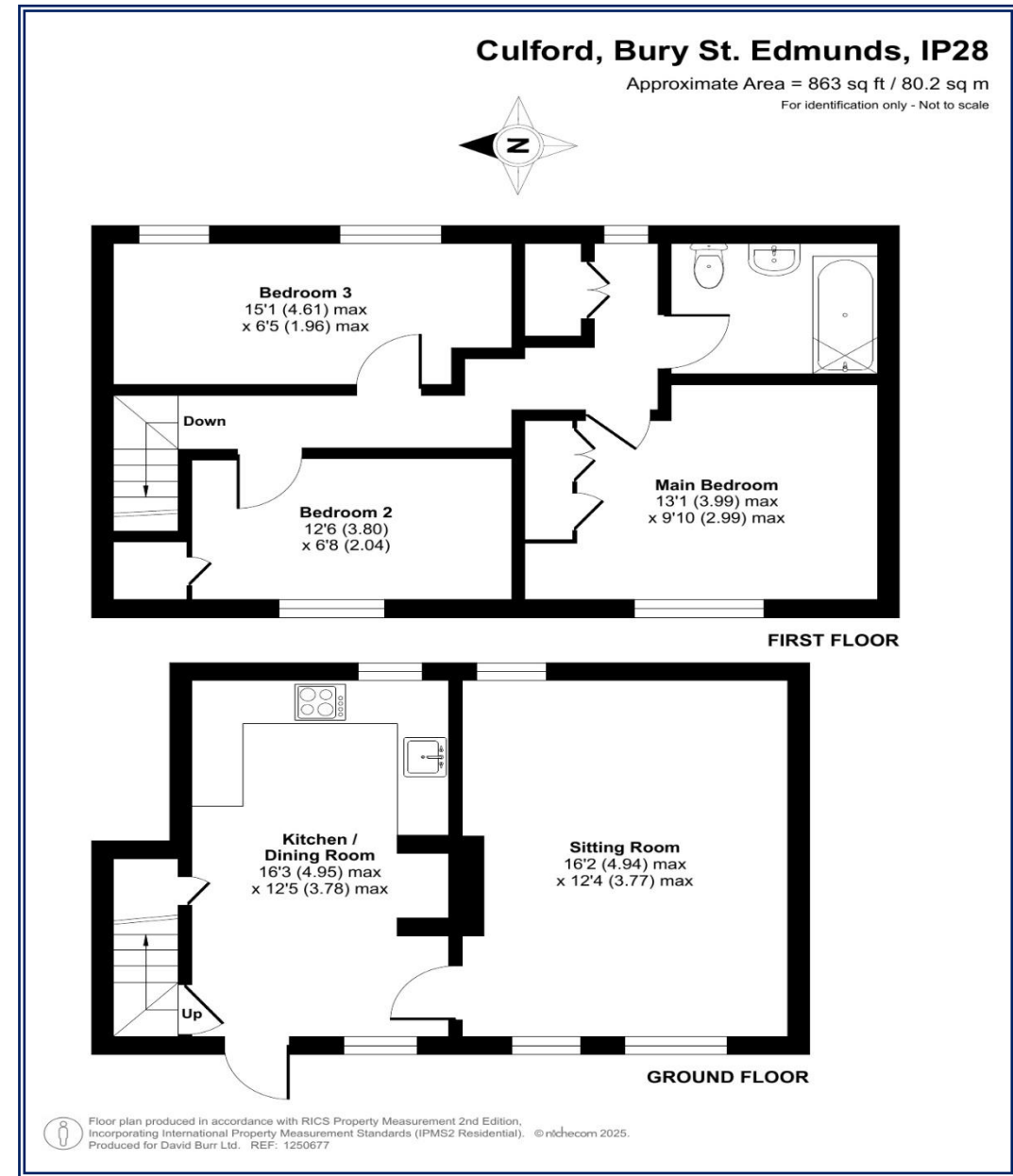
MOBILE COVERAGE: EE, Three and Vodafone – outdoor, likely.

(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: ///shine.lawyer.nation.

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

