



**Wagtails,  
Cockfield, Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**



# WAGTAILS, COCKFIELD, BURY ST. EDMUNDS, SUFFOLK. IP30 0JR

Cockfield is a charming Suffolk village consisting of nine greens and hamlets spread around the undulating countryside North of Lavenham. Local amenities include a pub, a primary school, 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 Grade II Listed detached cottage enjoys versatile accommodation of considerable character (exposed beams, fireplaces, etc) in a rural position. The property stands on its own with commanding countryside views and is complemented by a large outbuilding that incorporates garaging, studio/workshop and generous gardens.

## A charming 'chocolate box' cottage in a countryside setting within about 1 acre.

**ENTRANCE VESTIBULE:** With brick tiled floor, 2 casement windows, fitted book shelving, boots/cloaks storage area and door to:-

**ENTRANCE HALL:** A spacious inviting area with exposed timbers, staircase off, quarry tiled floor, exposed brickwork and Suffolk latch door opening to:-

**SITTING ROOM:** With far reaching field views and a set of double doors opening on to the rear garden. Oak wood flooring, floor to ceiling redbrick chimney with open fireplace below. Built in storage cupboards.

**SNUG:** Ideally located at the centre of the house as a day room just off the kitchen and finished with exposed beams, attractive tiled floor and fireplace with attractive curved brickwork, oak bressummer and inset log burning stove. Fitted book shelving and window shutters.

**DINING ROOM:** A charming room with a lovely view over the rear garden. Exposed beams, herringbone pattern brick floor, extensive shelved handmade storage cupboards.

**STUDY:** A useful working of a modest space and including fitted desk area, storage cupboards and beams.

**KITCHEN/BREAKFAST ROOM:** A lovely room with a feeling of space and finished with an extensive range of units and thick wood worktops that incorporated an attractive sideboard with integrated baskets, fridge and continuing throughout to complement the deep pan drawers, Miele dishwasher, Fisher and Paykel oven, De Dietrich hob and fitted extractor over set within a fireplace style finish with oak bressummer (it is believed that an Aga could be readily installed if required).

**LAUNDRY/BOOT ROOM:** A useful addition with fitted storage cupboard and worktops incorporating a single drainer sink unit with mixer tap over. Plumbing for washing machine, space for fridge/freezer and stable door to garden.

**CLOAKROOM :** Fitted WC and wash hand basin.

### First Floor

**LANDING:** A spacious area with exposed beams, brick chimney, Suffolk latch doors to:-

**PRINCIPAL SUITE:** With views over the garden and countryside beyond. Built-in wardrobes/storage cupboards.

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**EN SUITE:** Shelved linen cupboard, fully tiled shower cubicle, WC and wash hand basin.

**BEDROOM 2:** Enjoying far reaching field views, exposed beams and deep shelved storage cupboard.

**BEDROOM 3:** High ceiling, exposed beams, 'His and Hers' built-in wardrobes and field views.

**FAMILY BATHROOM:** Enjoying far reaching field views. Exposed beams. Deep double ended bath with period style fittings and shower attachment, heated towel rail, WC and wash hand basin.

## Outside

Wrought iron handmade electric double gates open to a large sweeping gravel drive that provides extensive **OFF-ROAD PARKING** and in turn leads to:-

**GARAGING/WORKSHOP/STUDIO:** A substantial building of brick and timber construction with a roof combining pantiles and pegtiles. The ground floor incorporates a double garage with twin up and over doors opening to the rear workshop/storage space and staircase rising to an area divided into 3, incorporating storage/workshop space and an insulated/plastered room complete with lighting and power and would make an ideal office, gym, etc.

A further outbuilding with weatherboarded elevations under a tiled roof could be a summer house, studio, etc. and is currently utilised as a dog grooming area with a tiled worktop, large sink with shower over, plumbing for a washing machine, useful storage cupboard and an enclosed dog run area complete with paving and outside tap (this room will also be fitted with a WC prior to completion).

The outstanding gardens are one of the property's most attractive features, cleverly designed by the current owners with large open expanses of lawn bordered by fence and established hedging. Well stocked colourful beds are complemented by specimen trees.

**In all about 1 acre.**

## AGENTS NOTES:

The property is Grade II Listed.

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

**LOCAL AUTHORITY:** Babergh District Council: 0300 123 4000.  
Council Tax Band: C - £1,824.76 – 2023/2024.

**EPC RATING:** Not required.

**BROADBAND SPEED:** Up to 36 Mbps (source Ofcom).

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

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**WHAT3WORDS:** ///coaster.recital.intrigues.

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

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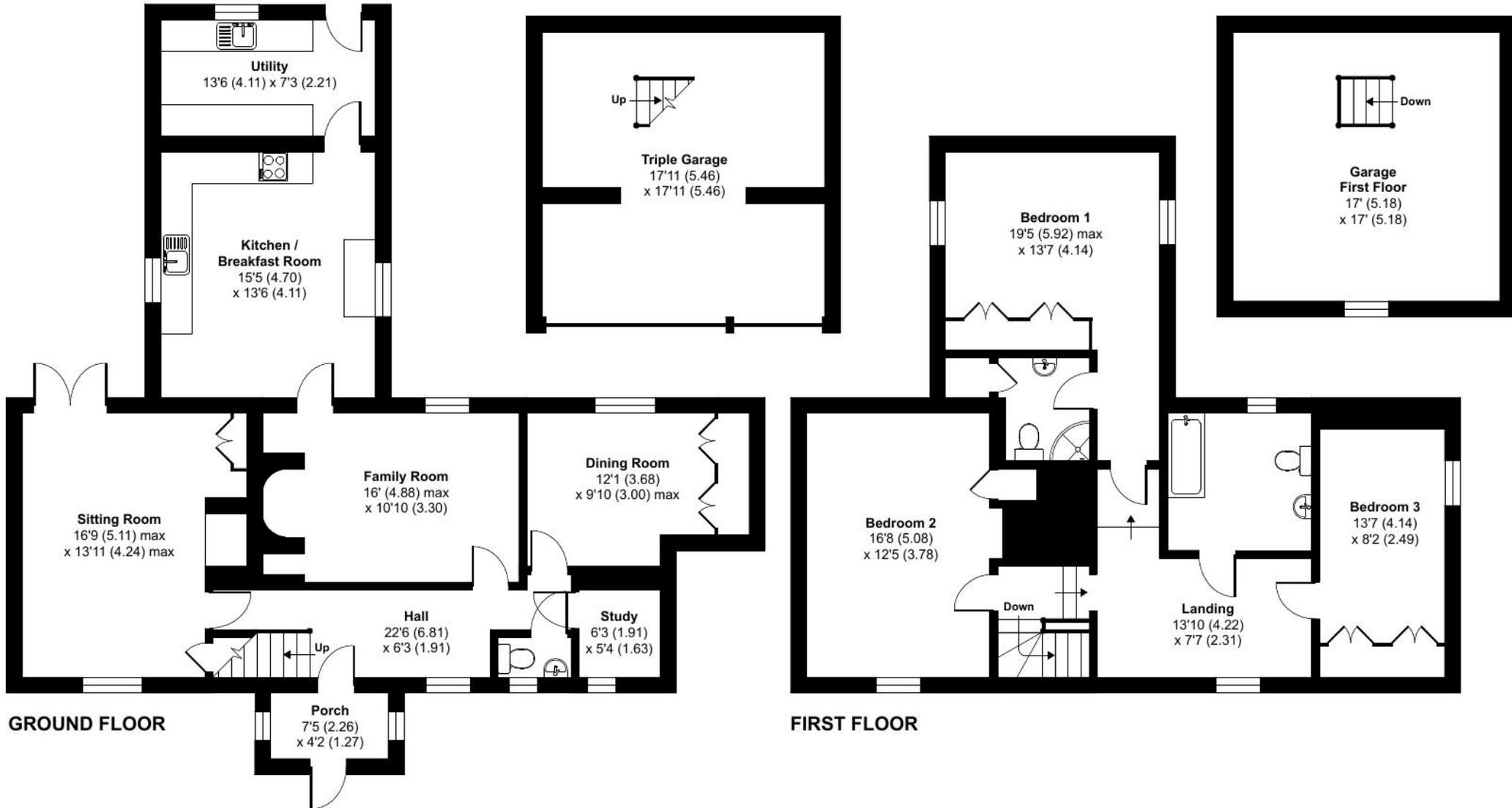
# Bury Road, IP30

Approximate Area = 2002 sq ft / 186 sq m

Garage = 613 sq ft / 56.9 sq m

Total = 2615 sq ft / 242.9 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced by David Burr Ltd. REF: 1164507





