



**Cobblers Cottage,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

COBBLERS COTTAGE, 6 SPARHAWK STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 1RY

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 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

A spacious and well presented 3-bedroom character cottage on the periphery of the town centre offering a versatile accommodation schedule with the added benefit of a secluded garden. The property has been sympathetically refurbished in the current owner's tenure and presents to a high standard while retaining evidence of its 19th Century origins and as such is of Grade II Listed status. **NO ONWARD CHAIN.**

A sympathetically refurbished Cobblers Cottage of historic importance and within easy reach of the town centre amenities.

ENTRANCE HALL: With access to the principal rooms on the ground floor and door to:-

KITCHEN: With a matching range of wall and base units with worksurfaces over and spaces for white goods to include; fridge/freezer, oven, dishwasher. Inset sink with mixer tap. The kitchen leads to:-

UTILITY ROOM: With further spaces for white goods and personnel door leading to the rear garden.

DINING ROOM: Particularly charming room with an exposed red brick chimney, ornamental inset fireplace, bressummer over and storage to either side.

SITTING ROOM: Located on the other side of the chimney stack, flooded with natural light and particularly versatile in nature with characterful features including evidence of the timber frame and access to the:-

GARDEN ROOM: A versatile addition to the rear of the property with inset storage.

First Floor

LANDING: Door to:-

BEDROOM 1: Spacious double bedroom with window to front aspect.

BEDROOM 2: Double bedroom with inset ornate fireplace.

BEDROOM 3: Spacious bedroom with inset storage cupboard, also housing the boiler.

FAMILY BATHROOM: White suite comprising WC, hand wash basin, panel bath with shower attachment and shower screen.

Outside

The property benefits from a generous yet low maintenance garden, set within the flint walls of the property, providing an idyllic space for Alfresco dining and entertaining. It is understood that Zone F permit parking is available upon application from the local authority.

COBBLERS COTTAGE, 6 SPARHAWK STREET, BURY ST. EDMUNDS, SUFFOLK. IP33 1RY

AGENTS NOTE

This property is Grade II Listed.

SERVICES: Main electricity, water and drainage 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: C - £1,942.11

EPC RATING: Not applicable due to Grade II Listed status.

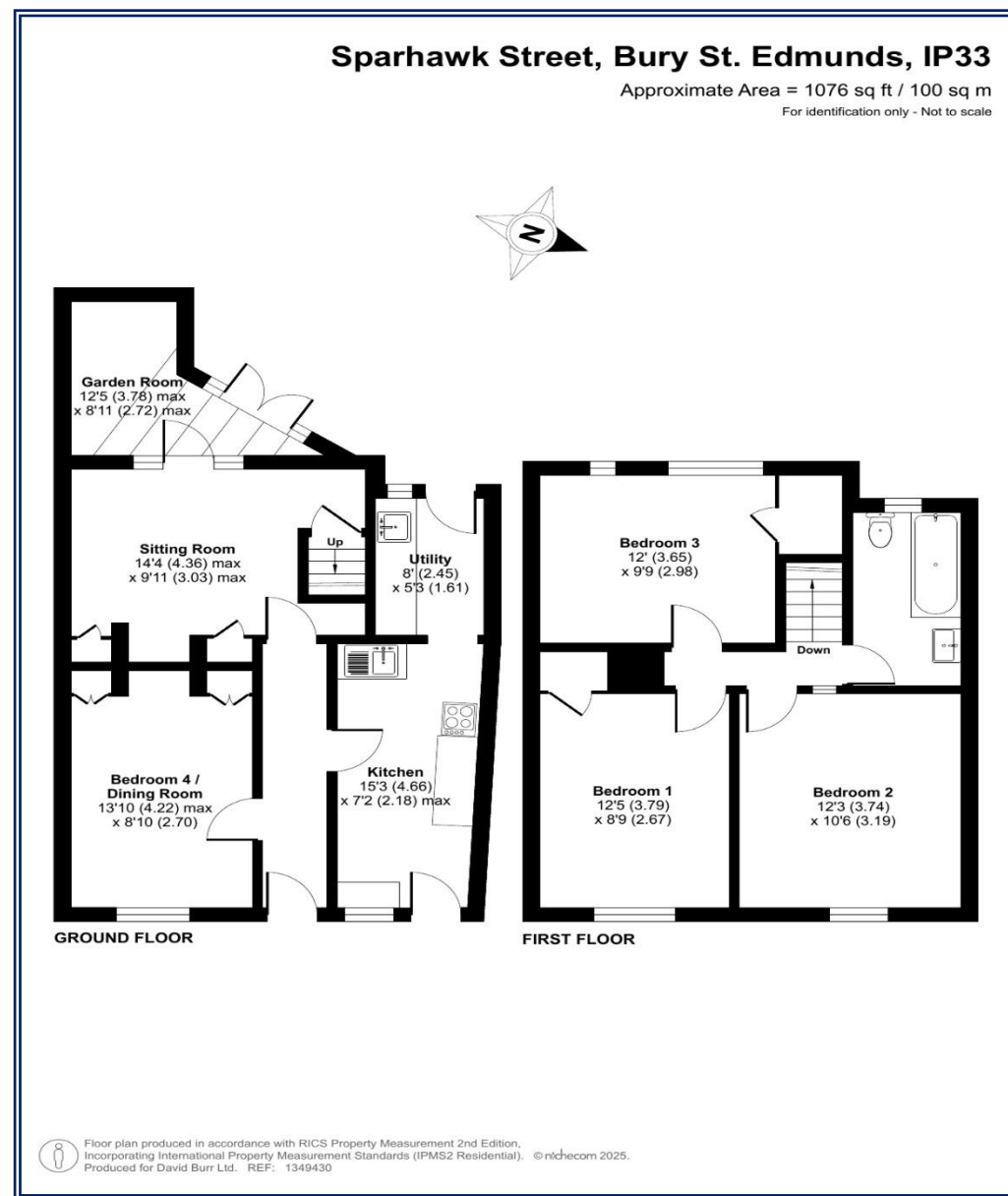
BROADBAND SPEED: Up to 1000 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – good outdoor (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: ///little.extremely.cautious.

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

