



**POTASH FARM COTTAGE**  
Thorpe Morieux | Lavenham | Suffolk





Spacious open-plan living arrangements with L-shaped kitchen leading to cossetting dining / sitting room with wood burning stove and wood floors throughout

# POTASH FARM COTTAGE

THORPE MORIEUX | LAVENHAM | SUFFOLK

- Well-appointed two bedroom cottage accommodation with open-plan fully furnished living
- Situated at the end of a ½ mile sweeping drive among rolling Suffolk countryside
- South-facing conservatory & wood-burning stove
- \*WATER RATES, HEATING OIL & COUNCIL TAX INCLUDED\*
- \*Storage area available by separate negotiation\*
- Nestled in an idyllic, secluded rural location with only one neighbour; providing a high degree of privacy
- Close to historic medieval Lavenham providing excellent everyday amenities
- Enclosed gated garden with parking for two cars
- Good news: pet friendly landlord & privacy blinds fitted throughout!



## Two bedroom furnished cottage; the ideal turnkey country getaway & with bills included\*

Part of adjacent 'Potash Farmhouse' – a striking Suffolk farmhouse – Farm Cottage is a delightful two bedroom property comprising an open-plan kitchen / living room with cossetting wood-burning stove / dining area with appealing vaulted aspects. There is a south-facing conservatory awash with natural light leading to a sun terrace. Shower room.

Situated at the end of a ½ mile sweeping drive among rolling Suffolk countryside, a high degree of privacy and seclusion is guaranteed – with only one immediate neighbour – complemented by a fully enclosed gated garden that is pet-friendly and parking for two cars.

Farm Cottage is conveniently located equidistant (7.5 miles) between the historic Cathedral town of Bury St. Edmunds, to the north, and the historic wool town, Clare, to the south, within open countryside and the highest point in Suffolk. The world renowned University City of Cambridge is easily accessible as are RAF Lakenheath and Mildenhall. The village of Depden is spread out around one of the largest village greens in the UK totalling 40 acres. Arguably one of the best gastropubs in the vicinity – the *Queen's Head* in Hawkedon – is pleasant walk away. The nearby village of Wickhambrook benefits from many amenities including a petrol station, surgery, post office, store, two public houses and primary school. The surrounding countryside is ideal for rambling, cycling and riding. Refer to our Situation page to discover Suffolk.

# ACCOMMODATION

## WITH APPROXIMATE MEASUREMENTS

Potash Farm Cottage displays a thoughtful pleasant layout with many aspects for the enjoyment of tenants. The relaxed accommodation measures approximately 678.1 ft<sup>2</sup> (63.0 m<sup>2</sup>) and will suit a broad range of tenants, whether professionals decamping to the country or home-buyers looking for a short-term place to call home – all who seek outdoor amenity and a turnkey furnished solution.

## Ground Floor

### ENTRANCE HALL

A half-glazed stable-style door opens into a vaulted entrance hall with skylight, recessed lighting and wood floors; part of the open-plan kitchen.

### KITCHEN 13'8" x 9'2" (4.2m x 2.8m)

Well-appointed and L-shaped in layout, the kitchen is fitted with a range of wall and base units beneath green mosaic tiled splashbacks and work surfaces with stainless steel sink, drainer and mixer tap inset. Series of pantry style shelving. Appliances include dishwasher, washing machine, fridge/freezer, microwave, four-ring hob and oven/grill. Mix of recessed and spotlighting. Wood floor. Radiators.





Vaulted sitting room area



South-facing conservatory

**OPEN-PLAN KITCHEN / BREAKFAST ROOM 22'9" x 10'5" (7.0m x 3.2m)**

From the kitchen walk through into a vaulted open-plan dual aspect living room configured as a dining and sitting room. A cossetting space with a *Villager* wood burning stove surmounted on a slate hearth. Wall-mounted TV. Wood floor. Mix of recessed and spotlighting. Storage cupboard with shelving. Radiators. Doors to shower room, bedroom two and fully glazed door to:

**CONSERVATORY 15'7" x 9'2" (4.8m x 2.2m)**

A delightful south-facing space with garden view and door to sun terrace. Wall to wall and ceiling fenestration. Spotlighting. Carpeted with coir mat. Radiator.

**BEDROOM ONE** 13'8" x 9'2" (4.2m x 2.8m)

This lovely dual aspect double glazed bedroom has lofty appeal with its vaulted ceiling and painted wood trusses. Garden views. Array of built-in wardrobe hanging and clothes drawer cabinetry. Pendant lighting. Carpeted. Wood floor. Radiator.

**BEDROOM TWO** 10'2" x 10'2" (3.1m x 3.1m)

Window to front aspect double glazed. Wide recessed storage area with hanging rail. Spotlighting. Carpeted. Radiator.

**SHOWER ROOM** 13'8" x 9'2" (4.2m x 2.8m)

Usefully accessed off the living room and inner hall leading to bedroom two with window to rear, the shower room suite comprises wc, pedestal basin and shower cubicle with adjustable attachment. Storage cupboard with hot water cylinder and linen shelving. Extractor fan. Mix of recessed and spotlighting. Wood floor. Radiator.



Vaulted bedroom one with fitted wardrobe



Bedroom two with recessed hanging space



Fully enclosed, pet-friendly garden and south-facing amenity with sun terrace

## Outside

The cottage is approached over a ½ mile driveway†, which leads to a gravelled parking area for two cars. To rear and accessed via a gate to the front is a fully enclosed, largely laid to lawn garden with sun terrace. Outdoor lighting. Spigot.

†The driveway is shared access with the adjacent Potash Farmhouse



## DISCOVER SUFFOLK

Nearby Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town.

Horseracing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

# SITUATION



Lavenham	4 miles
Sudbury	10 miles
Bury St. Edmunds (A14)	10 miles
Stowmarket	10 miles
Colchester	22 miles
Cambridge	38 miles



Aldeburgh (Suffolk Heritage Coast)  
(75 mins / 40 miles)



*From Colchester*  
London Liverpool Street  
(49 mins)  
*From Cambridge*  
London Kings Cross  
(50 mins)



London Stansted Airport  
(70 mins / 40 miles)  
Cambridge International Airport  
(60 mins / 40 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.

PRIVATE includes: Old Buckingham Hall (3-13); Culford School (1-19); South Lee School (2-13).  
STATE includes: Cockfield CEVC Primary School (4-11); Thurston Community College (11-18).

University of Suffolk at West Suffolk College - Further Education.



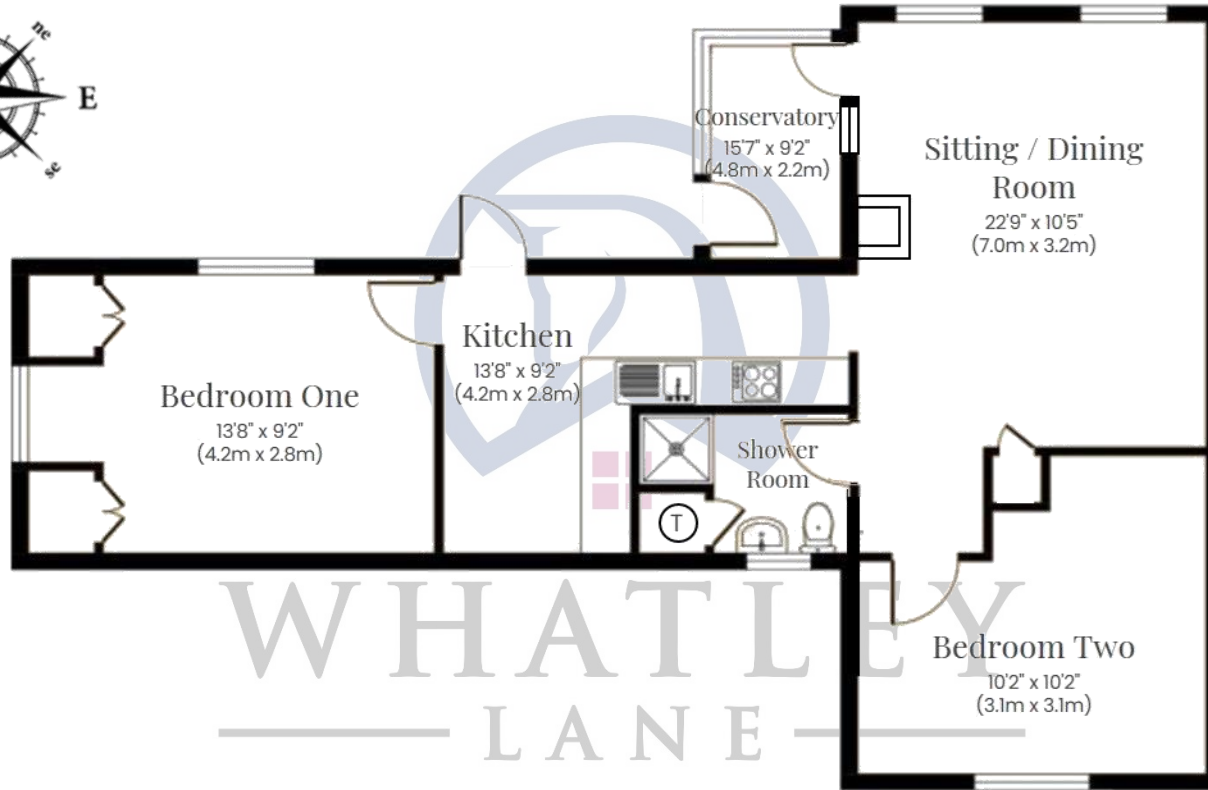
Gravelled parking area with two spaces



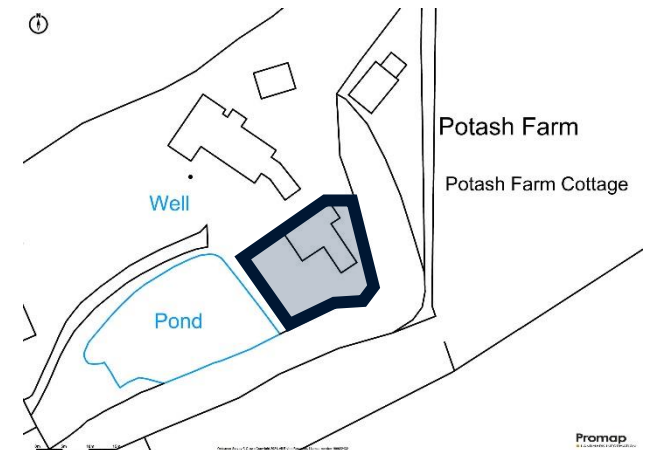
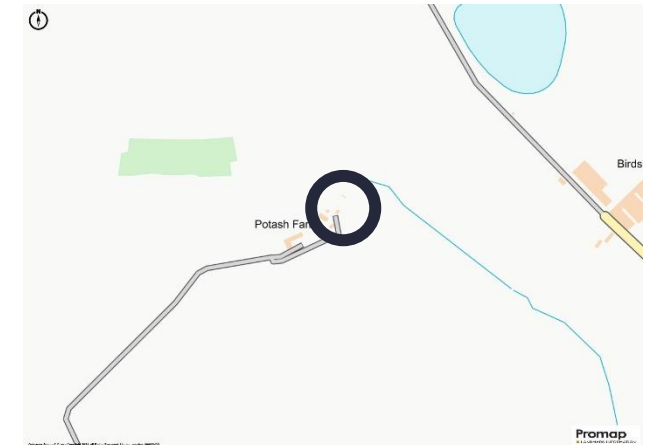


# FLOORPLAN

Approximate Gross Internal Area (GIA)  
= 678.1 ft<sup>2</sup> (63.0 m<sup>2</sup>)



*This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.*



# GENERAL INFORMATION

## TENURE

The property is offered to rent from 01 August 2024.

## SERVICES

Mains water, drainage, electricity. Oil-fired central heating.

AGENT'S NOTE: none of these services have been tested.

## LOCAL AUTHORITY

Mid-Suffolk District Council (0300 123 4000).

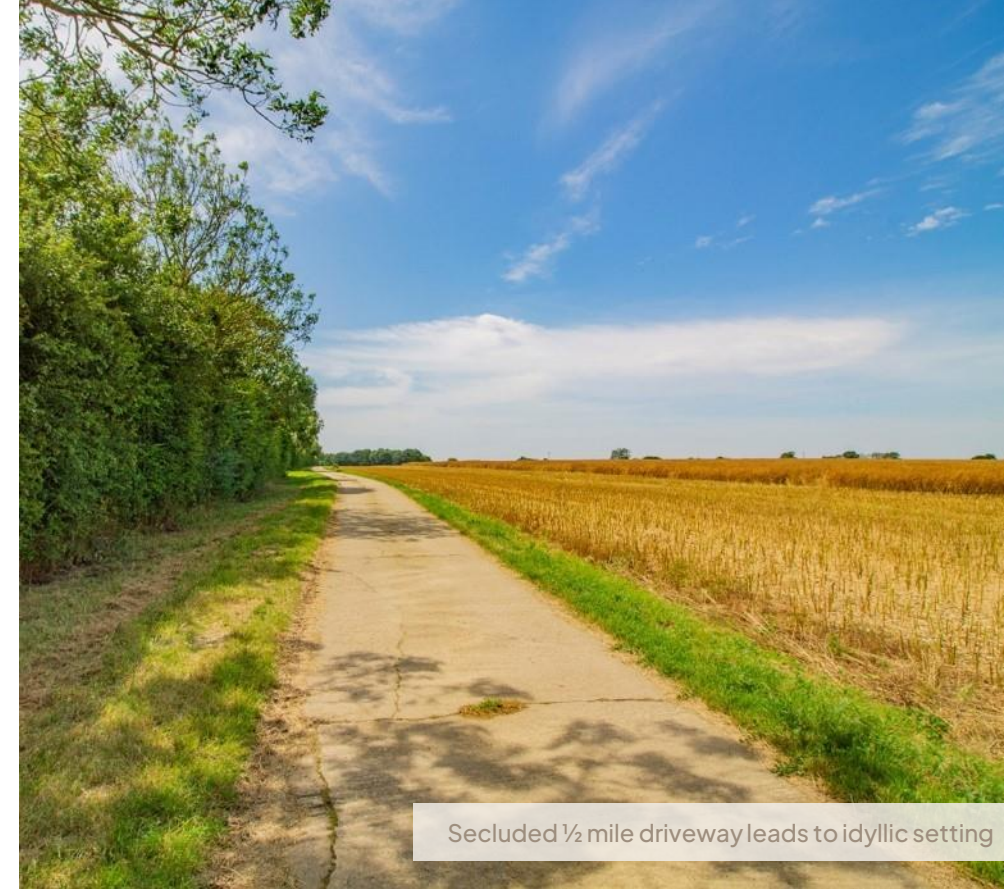
## VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's letting agent:

Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before viewing the property.

## DIRECTIONS (IP30 0NG)

*From London/Cambridge/Bury St. Edmunds (by car) exit the M11 at Junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Bury St. Edmunds. Exit the A14 at Junction 43, signposted 'Bury St. Edmunds Central'. Take the A134 (towards Sudbury) passing through Sicklesmere and Bradfield Combust. Exit on A1141 signposted 'Lavenham'. Continue along for approx. 3 miles (passing The Horseshoes Inn) and upon reaching the water tower turn left signposted 'Preston'. Follow the lane down the hill and turn left proceeding over the hump back bridge. Continue along and turn left signposted 'Cockfield' and the driveway to Potash Barn will be found 350 metres on the right hand side **marked by our board**.*



Secluded ½ mile driveway leads to idyllic setting



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