

# BUCKS

— PROPERTY AGENTS —



## Fursey Cottage Sandy Lane, Battisford, Stowmarket, IP14 2HS

Offers Over £600,000

- Three Bedrooms
- Grade Two Listed
- Beams Throughout
- Sealed Unit Double Glazed
- Off Road Parking For Several Vehicles
- Detached Cottage
- Inglenook Fireplace
- Oil Radiator Central Heating
- Totally Rethatched Roof Three Years Ago
- Plot Of Land Approx 1.25 Acres (STS)



# Fursey Cottage Sandy Lane, Stowmarket IP14 2HS

Nestled in the charming village of Battisford, Stowmarket, this delightful grade two listed detached cottage on Sandy Lane offers a perfect blend of rural tranquillity and modern comfort. With three well-proportioned bedrooms, this home is ideal for families or those seeking a peaceful retreat. As you enter, you are welcomed by two inviting reception rooms, each featuring a stunning inglenook fireplace that adds character and warmth to the living space. The sitting room and dining room provide a perfect setting for both relaxation and entertaining. The property also boasts a lovely conservatory, where you can enjoy the picturesque views over the fields to the rear, making it an ideal spot for morning coffee or evening relaxation. The cottage is set within approximately 1.25 acres of land, subject to survey, offering ample outdoor space for gardening, recreation, or simply enjoying the beauty of nature. The useable loft space adds further potential, whether for storage or as a creative project. Parking is convenient with space for up to three vehicles, ensuring that you and your guests can come and go with ease. This property truly encapsulates the essence of country living while being within reach of local amenities and transport links.

In summary, this enchanting cottage on Sandy Lane is a rare find, combining traditional charm with modern conveniences, all set against a backdrop of stunning countryside. Battisford is a village within Mid Suffolk with a village green, community centre, parish church and village pub. Located four miles away from Stowmarket offering something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities also Stowmarket offers rail links into London, Cambridge, Norwich and Bury St Edmunds. It is a perfect opportunity for those looking to embrace a serene lifestyle in a picturesque setting.



Council Tax Band: E



### Storm Porch Entrance Hall

With window to front and brick floor.

### Inner Hall

With stairs leading first floor, storage area, brick floor and radiator.

### Sitting Room

With window to front and rear, inglenook fireplace, beams, Bressumer beam, TV point, wooden floor and two radiators.

### Dining Room

With window to front and rear and door leading to conservatory illuminating the room with natural light, inglenook fireplace, beams, Bressumer beam, brick floor and radiator.

### Conservatory

With windows all around and door leading to outside, tiled floor and radiator.

### Kitchen

With window to front, range of high and low units, butler sink, tiled splashbacks, space for cooker, tiled floor and radiator.

### Bathroom

With window to rear, bath with mixer tap and shower attachment, low level W/C, basin in vanity unit, tiled floor and radiator.

### First Floor Landing

With beams, sloped ceiling, radiator and access to loft space comprising of window to side, beams, restricted head height in parts and radiator.

### Bedroom One

With windows to front and rear filling the room with natural light, beams, airing cupboard housing hot water tank and radiator.

### Bedroom Two

With window to side and radiator.

### Bedroom Three

With window to rear and radiator.

### Outside

With a shared driveway giving access to the front and side of the property comprising of shingle driveway providing off road parking for several vehicles, pond, mature shrubs and trees, rose bushes, summer house, shed, pergolas, further shed and with hedging and trees giving seclusion and

privacy. To the rear of the property is a rear garden comprising of block paved patio ideal for outdoor entertaining, mature shrubs and trees, views over fields and fencing.





## Directions

Market Pl, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn right onto Hollingsworth Rd At the roundabout, take the 1st exit onto Ipswich Rd At the roundabout, take the 2nd exit onto Needham Rd At the roundabout, take the 1st exit onto Poplar Hill Turn left onto Tannery Rd Continue onto Deadman's Ln Turn right onto Straight Rd Turn left onto Sandy Ln Turn left Destination will be on the right Arrive: Sandy Lane, Battsford, Stowmarket IP14 2HS, UK

## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

E

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 52      | 56                      |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Total Area: 138.7 m² ... 1493 ft²  
All measurements are approximate and for display purposes only