



**2 Lower Green Cottages,
Lower Green, Felsham**

**DAVID
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2 Lower Green Cottages, Lower Green, Felsham, Suffolk, IP30 0PP

Felsham offers a good range of amenities including a community run post office/village store, public house, parish church and village hall which is host to a range of clubs and events. The historic cathedral town of Bury St Edmunds is approximately 7 miles and has an excellent range of schooling, shopping, recreational and cultural facilities. The market town of Stowmarket is approximately 6.5 miles to the east which also has a good range of shops and a mainline rail link to London Liverpool Street. The A14 dual carriageway (about 5 miles) provides fast road access to Ipswich, Cambridge, Midlands and London/Stanstead Airport via the A11/ M11.

**Nestled on the edge of the village and hidden from view by mature hedging,
this delightful Grade II listed terrace cottage exudes historic charm and character.
No onward chain.**

Front Garden and Entrance:

Approached via a shared footpath there is a lawned front garden with a variety of flower beds and mature hedging. The front door opens into a cosy sitting room that sets the tone for the rest of the cottage with its period charm. The focal point of this room is the inglenook fireplace with exposed brickwork, housing an original bread oven, an oak beam mantle and an inset log burner. Exposed ceiling beams and a window overlooking the front garden add to the character.

Ground Floor:

From the sitting room, an inner hallway with exposed brick flooring leads to the stairs and a bathroom featuring a three-piece suite, including a bath with shower attachments, a WC. and a wash basin. This hallway retains the original exposed beams on both the walls and ceiling. The inner hall opens to the recently constructed extension that houses the kitchen/diner. The modern kitchen is equipped with a range of base units under a wooden work surface with an inset sink and drainer, integrated electric oven and four-ring hob with extractor. Dresser unit for additional storage and display shelving. The kitchen benefits from two skylight roof windows and glazed French doors that open to the courtyard.

First Floor:

Upstairs, the period charm continues into both double bedrooms, which boast exposed beams. The principal bedroom at the front offers views over the front garden and the countryside beyond and features a useful covered wardrobe alcove. The second bedroom, with a rear-facing window overlooking the courtyard, shares the same rustic appeal. A cloakroom with a WC and wash basin is accessed from the first-floor landing.

Rear Courtyard:

The enclosed rear courtyard is an ideal spot for your morning coffee or evening tittle. Timber garden shed and a useful log store. You also have right-of-way access through the rear of the neighbouring cottage to access your garden.

Key Features:

- **No onward chain**
- Charming Period Cottage
- Grade II Listed with exposed beams and an inglenook fireplace.
- Modern Extensions
- Recently constructed kitchen/diner with skylights and French doors.

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- Village Location
- Tucked away on the edge of Felsham, offering peace and privacy.

This enchanting cottage seamlessly blends historic character with modern conveniences, making it a perfect retreat in the heart of the Suffolk countryside.

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

AGENTS NOTE: The neighbouring property has shared access along the front path. For further details please contact the office.

LOCAL AUTHORITY: Mid Suffolk District Council. Band B

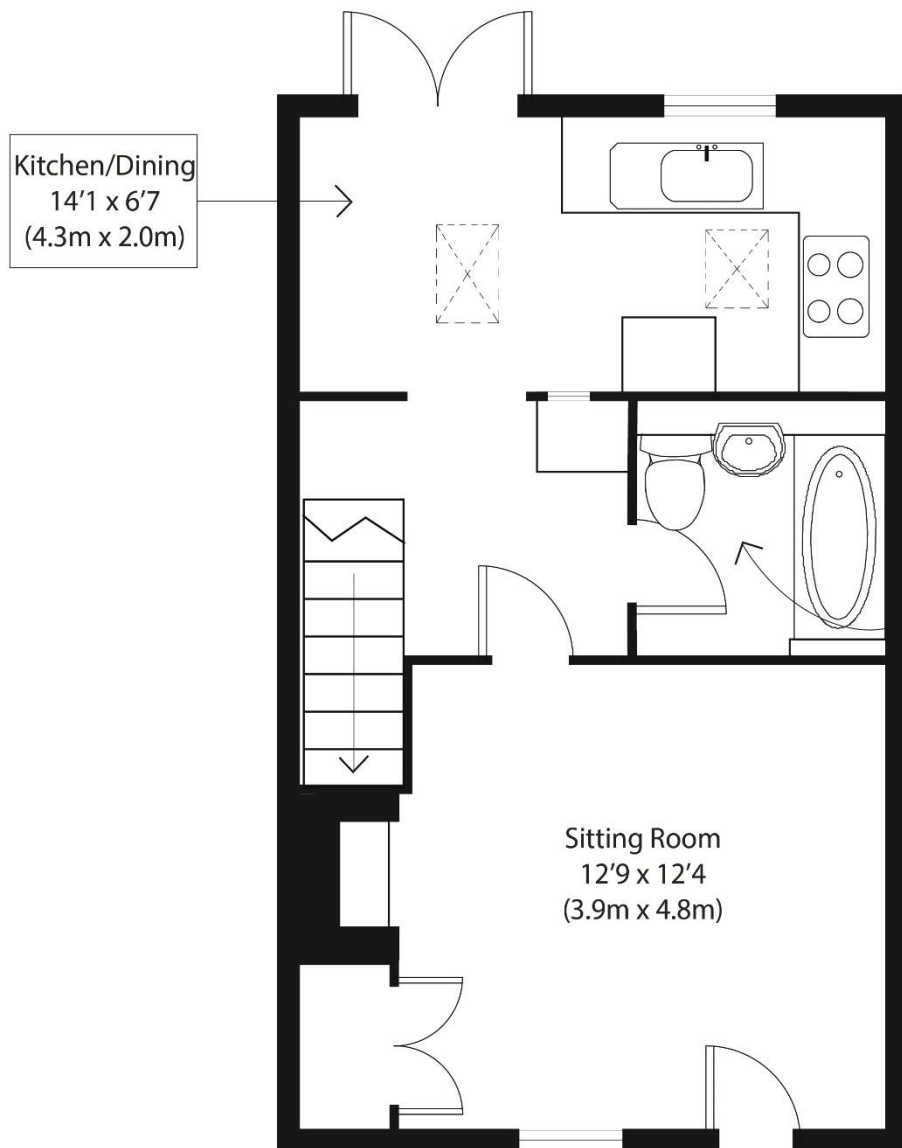
BROADBAND & MOBILE: Please see our website and Ofcom.org.uk for further details.

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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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Kitchen/Dining
14'1 x 6'7
(4.3m x 2.0m)

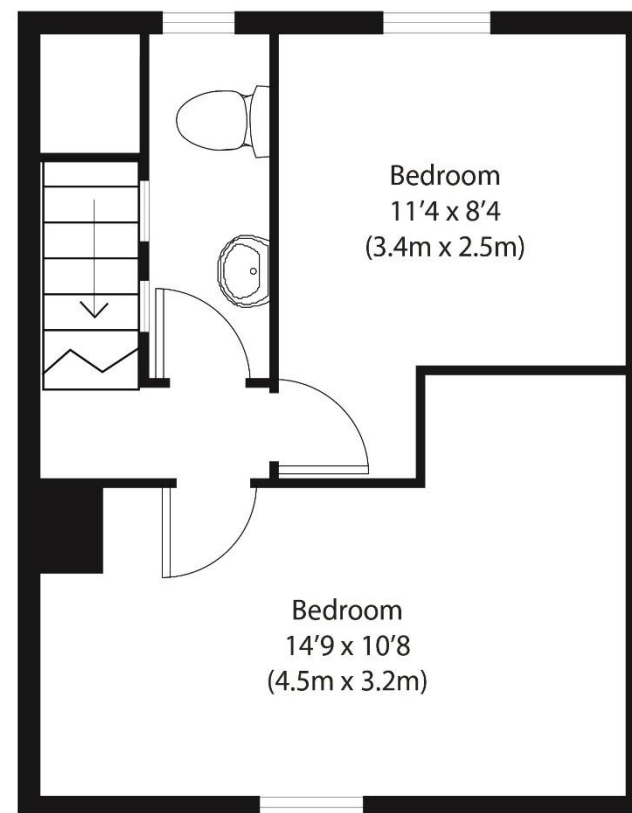
Bathroom
6'8 x 6'2
(2.0m x 1.8m)

Sitting Room
12'9 x 12'4
(3.9m x 4.8m)

Ground Floor

Approximate Gross Internal Area
675 sq ft (63 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



Bedroom
11'4 x 8'4
(3.4m x 2.5m)

Bedroom
14'9 x 10'8
(4.5m x 3.2m)

First Floor

