



**Upper Langdales Farmhouse Cottages & Barn.
Creting St Mary, Suffolk**

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Upper Langdales Farmhouse Cottages, Creting St Mary, Suffolk, IP6 8QF

Creting St. Mary is a picturesque Suffolk village known for its historical charm, rural setting, and convenient A14 access, ideal for property buyers seeking a peaceful countryside retreat with modern amenities and community life. The village offers local amenities like a church, primary school, and village hall, with easy access to the nearby towns of Stowmarket and Needham Market for further shops and services. It lies within the catchment area of Debenham High School, while other local schools include Old Buckenham Hall, Orwell Park, Culford preparatory school and Woodbridge.

This charming and versatile countryside property offers a unique combination of residential accommodation, outbuildings, and recreational space, ideal for multi-generational living, holiday letting, or small business use. Set in a rural setting, the property includes three terraced cottages, two-bedroom cottage with planning permission to extend to the side, a barn currently used as a games room, a fine timber framed barn with planning permission for conversion into a prime residence with a studio/office and cart lodge., workshops, and additional living quarters, all spread across approximately **4873 sq.ft (452.0 sq.m)**. The exceptional grounds are believed to measure over 3 acres in total(sts).

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Approximate Distances: Needham market 2.5 miles, Stowmarket 4 Miles, Ipswich 10 Miles, Bury St Edmunds 20 Miles, Norwich 37 Miles and Cambridge 40 Miles.

WHAT 3 WORDS: pump.policy.washroom.

The property comprises of three terraced cottages:

Chaff Cottage: One bedroom, reception room, kitchen, utility room and bathroom with Garden.

Harness Cottage: One bedroom, reception room, kitchen and bathroom with Garden.

The Granary: Reception room, dining areas, kitchen, two bedrooms, bathroom and separate WC. Planning permission for 1205 sq ft extension (ref: W3520/D/3337020 18th July 2024) to the side aspect.

Stable Cottage: Two-bedroom detached bungalow, with sitting room,

kitchen, bathroom and utility. Stable cottage boasts a wonderful garden with excellent countryside views.

Traditional Suffolk barn: with an office/studio known as the Cigar Shack. The barn has planning permission (reference No. 3599/15) for a home with a cart lodge, which could provide the principal residence for the site. Alternatively, it would be useful storage or an events/wedding venue subject to any planning consent.

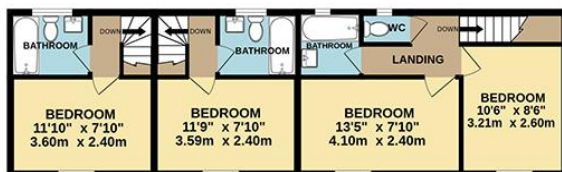
SERVICES: Mains water, electricity and private drainage. Oil fired central heating.

AGENT NOTE: It is understood the driveway is shared with the neighbouring property.

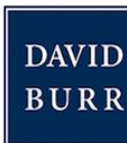
NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever 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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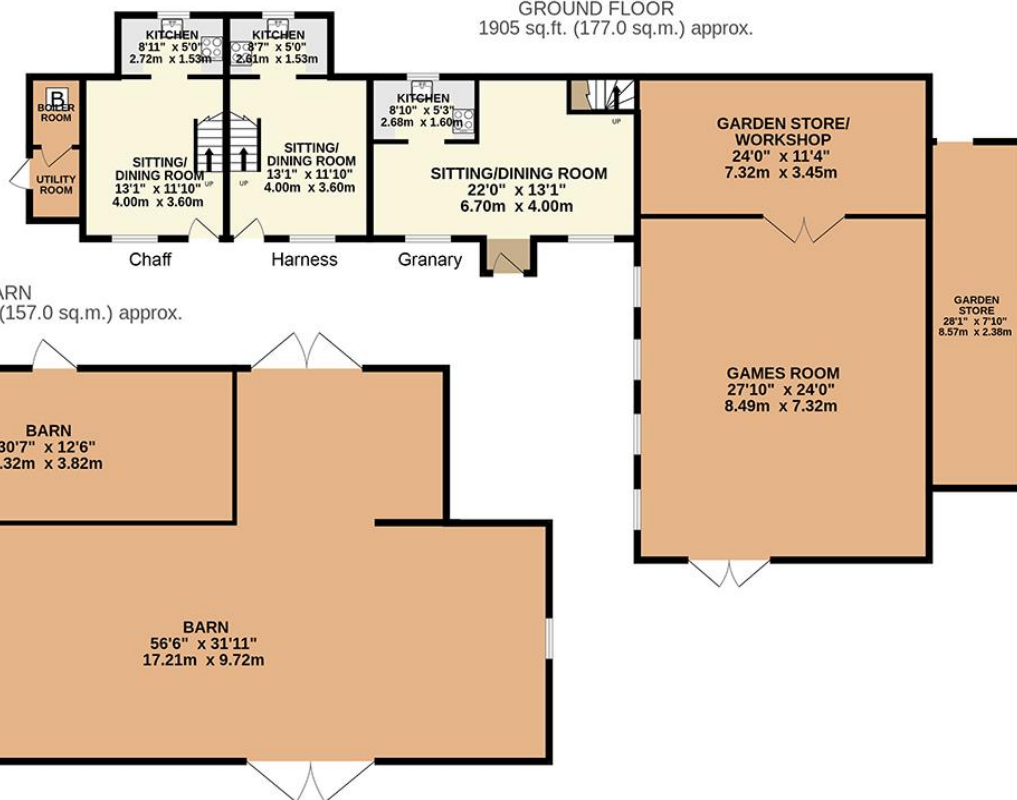
1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



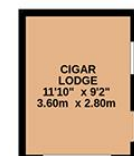
TOTAL FLOOR AREA 4873 sq.ft (452.0 sq.m) approx.
 Chaff: 357 sq.ft (33.2 sq.m) - Harness: 357 sq.ft (33.2 sq.m)
 Granary: 577 sq.ft (53.6 sq.m) - Outbuildings: 1159 sq.ft (107.7 sq.m)
 Stable: 489 sq.ft (45.4 sq.m) - Outbuilding: 84 sq.ft (7.8 sq.m)
 Cigar Store: 109 sq.ft (10.1 sq.m)
 Barn: 1690 sq.ft (147.0 sq.m)
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Produced for David Burr Estate Agent.



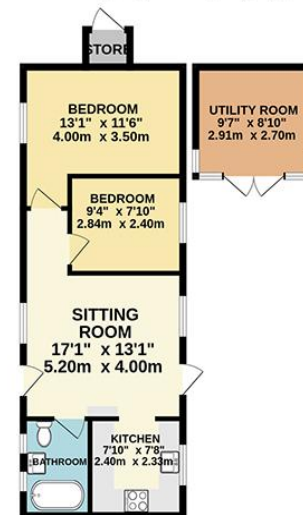
GROUND FLOOR
1905 sq.ft. (177.0 sq.m.) approx.



CIGAR LODGE
109 sq.ft. (10.1 sq.m.) approx.



STABLE
573 sq.ft. (53.2 sq.m.) approx.



EPC Information.

Chaff Cottage	Band D
Harness Cottage	Band D
The Granary	Band D
Stable Cottage	Band E

Strictly by appointment
 David Burr Woolpit
 01359 245245.

Local authority:
 Mid Suffolk District Council

Granary Cottage – Band B

The cottages were rated for business purposes when previously run as a holiday cottage business. The holiday restrictions have now been lifted and if operated independently will need to be re-rated.

Agent notes:

- The shared access drive is private.











*Picture taken in 2021

