



**Stone Farm Cottage
Felsham, Suffolk.**

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Stone Farm Cottage, Cockfield Road, Felsham, IP30 0HP

The highly regarded village of Felsham is well served by a community shop, post office, public house and Parish Church. The A14 provides easy access to the Cathedral town of Bury St Edmunds with a comprehensive range of schooling, shopping, garage, recreational and cultural facilities. A commuter rail link is available at Stowmarket.

Stone Farm Cottage is a delightful Grade II Listed property, with origins believed to date back to the 16th century, which has been carefully extended and enhanced in recent years. These improvements include an attached extension to the main house, featuring a superb kitchen/dining room and a master suite with study area and en-suite bathroom. The accommodation, arranged over two floors, is particularly notable for the impressive sitting room, with exposed ceiling and wall timbers and a large inglenook fireplace fitted with a wood-burning stove. The substantial kitchen/breakfast room provides a wonderful space for entertaining, while the ground floor also includes a conservatory, cloakroom, and utility room. Two staircases lead to the first floor: one serves the master suite, and the secondary staircase provides access to the two further double bedrooms and a shower room. There is a further detached cart-lodge garage with a bedroom and shower room above. Situated on the outskirts of the village, the property occupies a delightful position, complemented by mature, well-screened gardens. Stone Farm Cottage is offered with no onward chain, providing an immediate opportunity for purchasers.

A beautifully extended Grade II Listed home blending historic charm with modern comfort in a secluded village setting.

ENTRANCE HALL: Tiled flooring and exposed timbers provide a welcoming introduction, with stairs leading to the first floor and a door opening through to:

SITTING ROOM: An impressive room with under-stairs storage and a substantial inglenook fireplace fitted with a wood-burning stove on a raised brick hearth. Exposed ceiling and wall timbers complement this splendid room. Door leading through to:

CONSERVATORY: A light, double-aspect space with tiled flooring and doors opening onto the side garden.

REAR HALL: Tiled flooring continues, with a staircase to the first floor, under-stair storage, and a cupboard housing the oil-fired boiler.

CLOAKROOM: Comprising a low-level WC with encased cistern, wall hung wash hand basin with mixer tap and vanity cupboard beneath. Heated towel rail.

UTILITY ROOM: Fitted with a range of wall and base units under work preparation surfaces with mixer tap and single drainer. Space and plumbing for a washing machine and a further space for fridge/freezer. Door to the rear garden.

KITCHEN/DINING ROOM: Forms the heart of the home. It is a wonderful entertaining space with bifold doors opening directly onto the garden. A thoughtfully fitted kitchen with a comprehensive range of wall and base units beneath work surfaces that incorporate a one-and-a-half bowl sink with mixer tap. Integrated appliances include a dishwasher, microwave and larder fridge with space also provided for a Rangemaster-style cooker. The triple-aspect dining area is filled with light and views of the rear garden.

FIRST FLOOR: An inviting area with built in cupboard and door to:

MASTER BEDROOM: A splendid main bedroom with rear aspect and wonderful countryside views and extensive fitted wardrobes.

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EN-SUITE: A delightful room having built in bath with part tiled surround, WC with encased cistern, pedestal hand wash basin with mixer taps, separate shower cubicle. Heated towel rail.

SECONDARY STAIRCASE TO FIRST FLOOR: Features a landing with wonderful mullioned window, part red brick herringbone feature, exposed timbers, and open stud work, leading to:

BEDROOM TWO: A splendid room with exposed timbers.

BEDROOM THREE: Again, another charming room with built-in cupboard and exposed timbers.

SHOWER ROOM: Having a WC with encased cistern, Wall hung wash hand basin with mixer tap, corner shower cubicle and a Victorian style feature fireplace. Heated towel rail.

CART LODGE/GARAGE & ANCILLARY ACCOMMODATION:

With electricity and power connected and two electric roll doors. An external staircase leads to a versatile room above with a separate shower room & WC. It is ideal as a home office, guest suite or studio (14' x 14'2") with a built-in microwave, mini fridge.

OUTSIDE

Stone Farm Cottage is approached via a shared driveway, leading to a large gravel parking area suitable for several vehicles and the cart-lodge garage. The rear garden is an excellent space with a large expanse of lawn, established tree and mature well stocked flowering beds. Bi-fold doors from the kitchen/breakfast room offer the potential for alfresco dining, and a charming summerhouse with power and electricity connected create a wonderful area to enjoy warm summer afternoons.

AGENTS NOTES: To assist interested parties, the vendor has recently commissioned a full survey of the property, which is available for review upon request. Prospective purchasers should note a few matters, including rising damp identified by the vendor in part of the property, a leaking conservatory where it adjoins the house, and a flying freehold. For further information or clarification on any aspect of the property, please contact our Woolpit office.

SERVICES: Mains water, electricity, oil fired central heating and private treatment system.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council – Band E.

EPC RATING: Not applicable.

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk

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 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.





TOTAL: 1907 sq. ft, 178 m2

1st floor: 996 sq. ft, 93 m2, 2nd floor: 911 sq. ft, 85 m2

EXCLUDED AREAS: DOUBLE GARAGE: 384 sq. ft, 36 m2, UTILITY: 59 sq. ft, 6 m2, UNDERFINED: 99 sq. ft, 9 m2,
LOW CEILING: 126 sq. ft, 12 m2, OPEN TO BELOW: 40 sq. ft, 4 m2, DECK: 40 sq. ft, 4 m2,
WALLS: 281 sq. ft, 23 m2



