

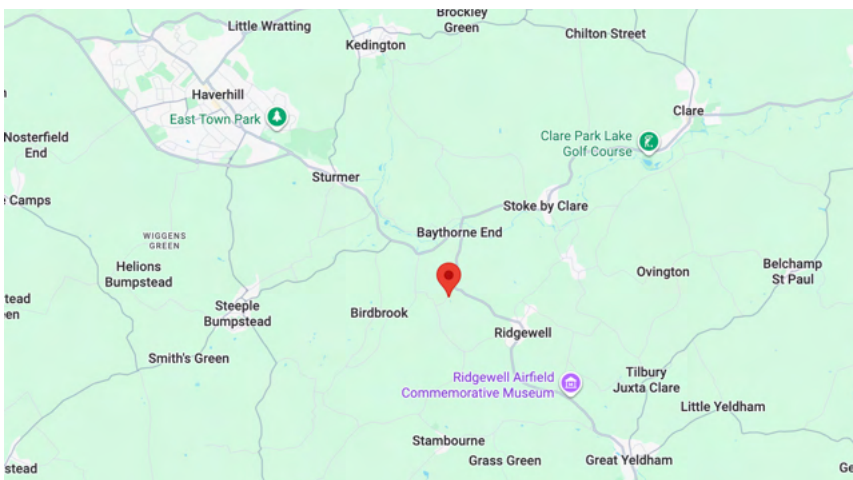
DAVID
BURR



2 Whitley Farm Cottages, Baythorne End, Suffolk

2 Whitley Farm Cottages, Four Ash Hill, Baythorne End, Suffolk CO9 4AA

A very well presented, extended, three bedroom semi-detached farm cottage situated in a quiet semi-rural village location with countryside views to the front and an historic moat to the rear.



- Very well presented, three bedroom semi-detached farm cottage
- Quiet semi-rural village location
- Countryside views to front and rear
- Off-road parking and turning for multiple vehicles
- Double cart lodge
- Covered Swim/spa Hydra Pool
- Guest flat/office
- Low maintenance gardens

DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk



INTERIOR

The property is approached via a PORCH with storage cupboards and door leading to an INNER HALL with staircase to the first floor and door to the KITCHEN/BREAKFAST ROOM a generous open-plan space. The breakfast area enjoys plenty of space for a dining table and chairs, outlook to the front with countryside views and oak window shutters, electric log burning stove, opening to the kitchen area which is comprehensively fitted with a range of wall and base units under granite worktop with a 1.5 bowl ceramic sink inset. Integrated appliances include an electric double oven, electric double microwave oven, six ring gas hob, warming drawer, dishwasher and washing machine, whilst there is space for an American style fridge-freezer. Tiled flooring throughout the room with underfloor heating and door to the SITTING ROOM another generous reception room with countryside views to the front with oak window shutters and featuring a fireplace with log burning stove inset, opening to the GARDEN ROOM with fitted blinds, tiled walls and flooring, views across the gardens and an ancient moat beyond. Door leading to the terrace.

FIRST FLOOR

The property enjoys three spacious double bedrooms, the most prominent of which is a Master Suite comprising a range of fitted wardrobes, outlook to the front and rear with countryside views and opening window shutters and an En-Suite comprising a tiled shower cubicle, vanity sink unit, WC, heated towel rail and extensively tiled walls and flooring. BEDROOM 2 also enjoys a range of fitted wardrobes and countryside views to the front with oak window shutters. BEDROOM 3 is another generous double bedroom with views to the rear and oak window shutters. BATHROOM comprising tiled bath with shower over, vanity unit with WC and wash hand basin.



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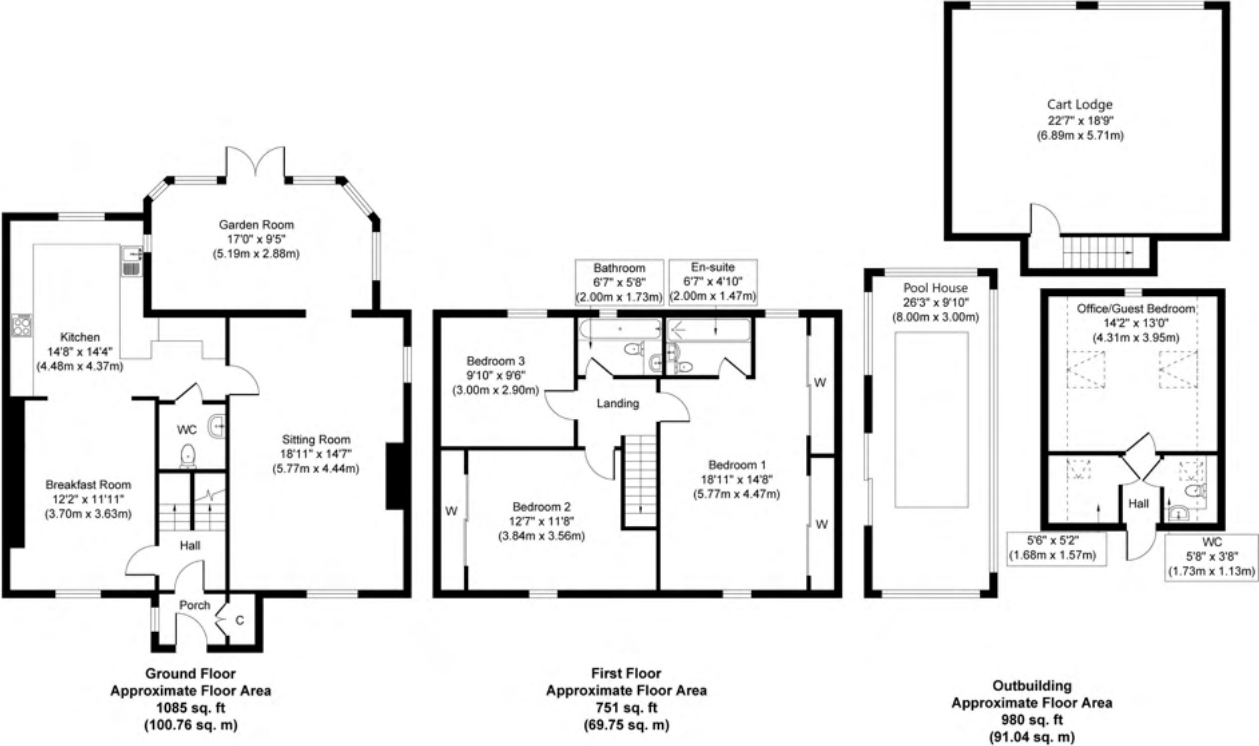
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EXTERIOR

The property sits on a generous plot, accessed via electric sliding gates to the front with parking and turning area for multiple vehicles, in turn leading to the DOUBLE CART LODGE with light and power connected. A high level wall with gate leads to the rear garden which features areas of low maintenance artificial lawn interspersed with mature flower beds, a greenhouse and an expansive paved dining terrace, ornamental pond area, chicken coop with Summer House to the rear and a SWIM/SPA HYDRA POOL set within glass pool house with tilted rain sensed roof. The property also enjoys a GUEST FLAT/OFFICE situated above the cart lodge, featuring an Office/Guest Bedroom area with Velux windows and countryside views, wet room with shower and a cloakroom with WC and wash hand basin..



Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Baythorne End, Suffolk

Baythorne End is a small hamlet, well served by public transport and just 4 miles from the market town of Clare; an attractive and historic town boasting many fine examples of period architecture including a Priory, Norman Keep and the magnificent St. Peter and St. Paul church. It is very well served for a town of its size with a range of everyday facilities including doctors, post office, shops, schools, bank, library and dentist. The market town of Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east. Bury St Edmunds lies approximately 16 miles to the north, whilst Cambridge is 25 miles to the west.

Material Information

SERVICES: Mains water and septic tank. Mains electricity connected. Air source heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council, Town Hall, Fairfield Road, Braintree CM7 3YG.

Telephone number: 01376 552525.

COUNCIL TAX BAND: B. £ 1,659.42 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES: (Source Ofcom). Broadband: Yes. Speed up to 1800 mpbs download, up to 1000 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to relating to the internet or telephone services by visiting <https://checker.ofcom.org.uk>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None known.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by appointment through David Burr – 01787 277811.

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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Bury St Edmunds
01284 725525
bury@davidburr.co.uk

Castle Hedingham
01787 463404
hedingham@davidburr.co.uk

Clare
01787 277811
clare@davidburr.co.uk

Holiday lets
01787 888698
support@davidburrholidaylets.co.uk

Leavenheath
01206 263007
leavenheath@davidburr.co.uk

Long Melford
01787 883144
melford@davidburr.co.uk

Newmarket
01638 669035
newmarket@davidburr.co.uk

Woolpit
01359 245245
woolpit@davidburr.co.uk

London SW1
0207 839 0888
london@davidburr.co.uk

davidburr.co.uk