

DAVID
BURR



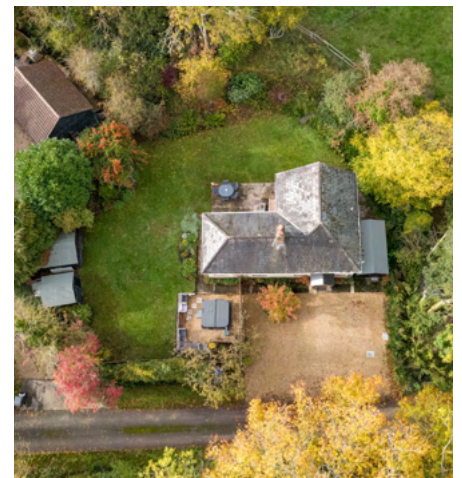
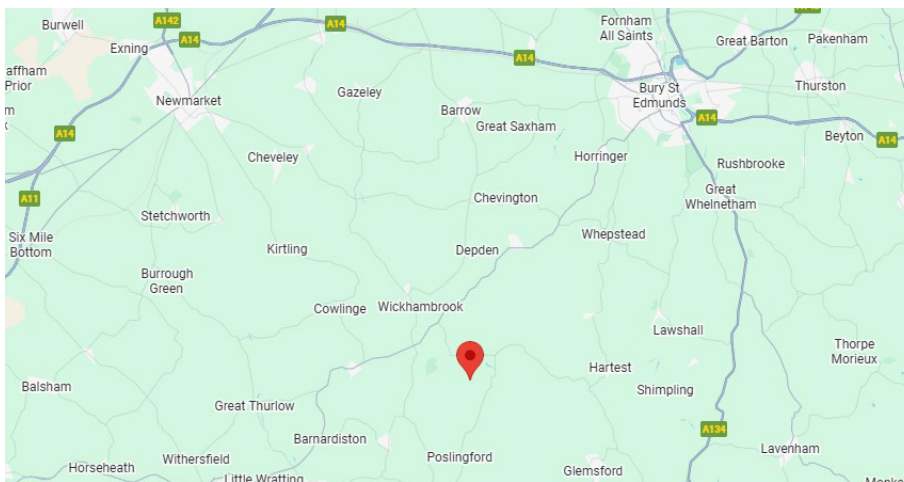
Laburnham Cottage

Stansfield, Suffolk

Laburnham Cottage

Stansfield, Suffolk

A charming period cottage nestled in a quiet semi-rural location surrounded by countryside. The property enjoys an abundance of original character complemented by modern luxuries and is extremely well presented whilst enjoying the added benefit of being unlisted.



- Unlisted period cottage
- Parking for multiple vehicles
- Generous gardens
- Character features
- Surrounded by countryside
- Quiet rural location

DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk



INTERIOR

Entrance into DINING ROOM with a charming red brick fireplace with a cast iron log burning stove inset, original beams, herringbone parquet floor and views out to the front. Through to the SITTING ROOM also with a red brick fireplace with log burning stove inset, original beams, herringbone parquet floor, double aspect views and French doors leading out to the rear garden. The KITCHEN comprises a range of comprehensive wall and base units with sink inset, breakfast bar, integrated dishwasher and space for a washing machine and fridge freezer. Double aspect with views of the side and rear garden. CLOAKROOM with pedestal sink, WC and partly tiled walls and underfloor heating.

FIRST FLOOR

A light and spacious PRINCIPLE BEDROOM enjoys stunning countryside views and an En-Suite wet room with rainfall shower, sink, and extensively tiled walls. FAMILY BATHROOM with paneled bath, shower, WC and wash basin, heated towel rail and part-tiled tiles walls. The property then enjoys 2 further double bedrooms with exposed beams and woodland views and a STUDY landing that could be utilized as an occasional 4th bedroom.



DAVID
BURR

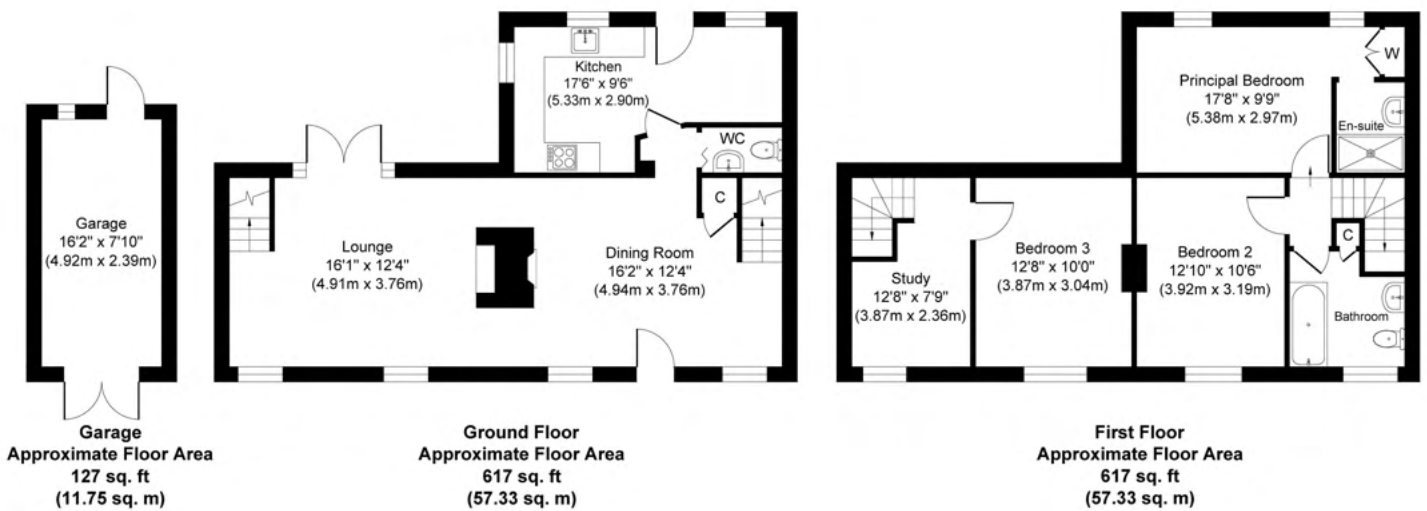
Telephone 01787 277811
Email clare@davidburr.co.uk

EXTERIOR

The property sits well within its grounds enjoying parking for multiple vehicles to the front, generous lawned gardens, extensive dining terrace, a shingled entertaining area, housing a hot tub (not included in the sale), garden sheds and enjoying a private semi-rural countryside location.



Floorplan



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.

Copyright V360 Ltd 2025 | www.houseviz.com

DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

Stansfield, Suffolk

Stansfield is a pretty village with a public house, parish church and village hall, nestling in a deep valley surrounded by undulating farmland. The historic small town of Clare is about 4 miles south, whilst the Cathedral City of Bury St Edmunds is about 12 miles north. Cambridge is about 27 miles west and Stansted Airport is approximately 40 minutes' drive.

Material Information

SERVICES: Mains water and private drainage.. Mains electricity connected. Oil fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: D. £2,243.00 per annum.

PROPERTY POSTCODE: CO10 8LZ

TENURE: Freehold.

CONSTRUCTION TYPE: Timber Frame.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 80 mpbs download, up to 20 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 change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None known.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

Scan QR code for online details





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

Holiday lets
01787 888698
support@davidburrholidaylets.co.uk

Newmarket
01638 669035
newmarket@davidburr.co.uk

Castle Hedingham
01787 463404
hedingham@davidburr.co.uk

Leavenheath
01206 263007
leavenheath@davidburr.co.uk

Woolpit
01359 245245
woolpit@davidburr.co.uk

Clare
01787 277811
clare@davidburr.co.uk

Long Melford
01787 883144
melford@davidburr.co.uk

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

davidburr.co.uk