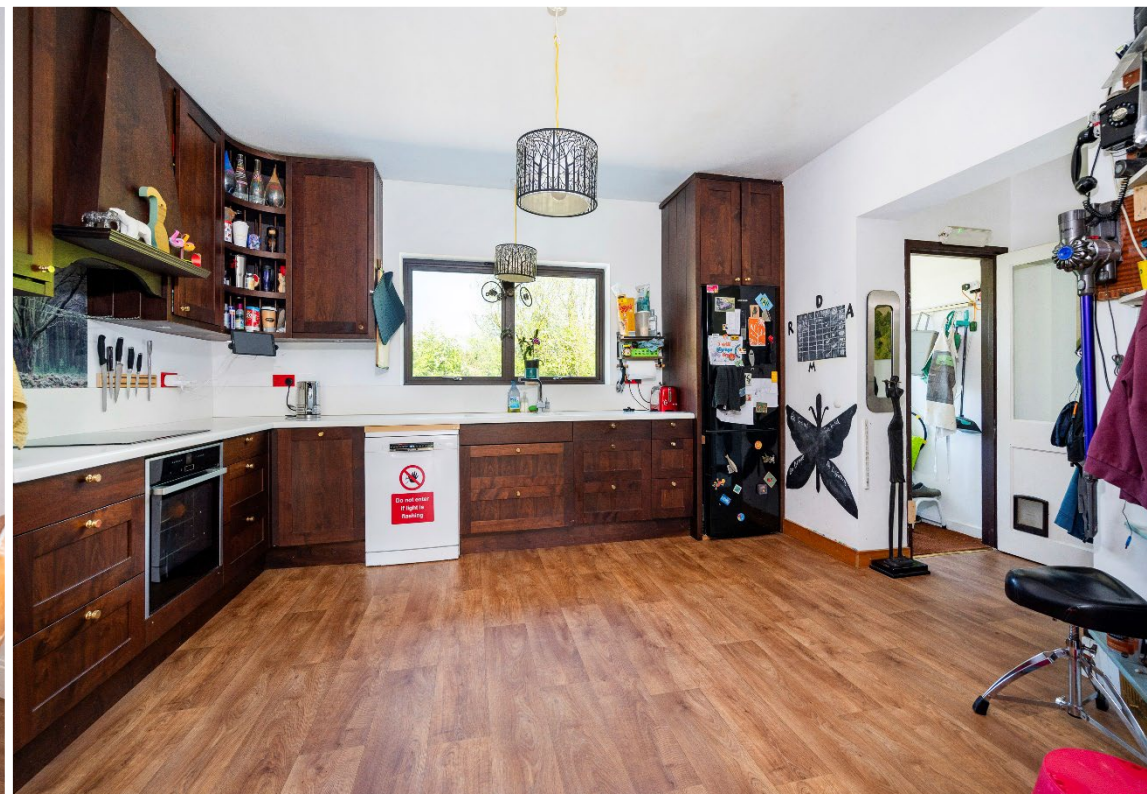




**The Old Bird Farm,  
Felsham Road, Cockfield, Suffolk**

DAVID  
BURR







# The Old Bird Farm, Felsham Road, Cockfield, Suffolk IP30 0HW

Cockfield is a scattered Suffolk village consisting of nine greens and hamlets spread around the undulating countryside North of Lavenham. There is a Pub, Church and shop/post office as well as a combined pre-school and primary school. The Cathedral town of Bury St Edmunds is 7 miles and the market town of Sudbury is 9 miles, both provide extensive amenities and the latter a branch line service to London's Liverpool Street Station.

A detached bungalow situated within idyllic grounds with versatile accommodation which includes three bedrooms and three bath/shower rooms (one en-suite). An open-plan kitchen/dining/living room is complemented by a further sitting room as well as a utility/laundry room. Outside is extensive off-road parking as well as a double garage, workshop and double carport.

## A three-bedroom three-bathroom detached bungalow situated within around 1.5 acres of attractive grounds in a well-regarded rural village.

Front door leading to:-

**ENTRANCE HALL:** With fitted matting, space for coats and shoes and doors leading to:-

**KITCHEN/DINING/LIVING ROOM:** A particularly bright open-plan area with an outlook over both the front and rear gardens. The kitchen contains a matching range of base and wall level walnut wood units with work surfaces incorporating a four-ring Bosch induction hob with extractor fan above and a one-and-a-half sink with mixer tap above and drainer to side. Space for appliances including a refrigerator, space and plumbing for a dishwasher and with an integrated Neff electric combination oven. Plenty of storage throughout and an opening leading to an area suitable for a large dining table and chairs and further living space adjacent.

**Inner Hall:** With a wood and glass panelled door opening onto a rear lobby which in turn leads out to the garden and further onto:-

**SITTING ROOM:** With plenty of space for seating and two large double-glazed windows overlooking the property's front garden and providing plenty of natural light.

**BEDROOM 1:** A substantial principal bedroom with an outlook over the property's rear terrace and garden and with a range of fitted storage and an opening leading to:-

**EN-SUITE:** Containing a contemporary double-ended free-standing bath with mixer tap over, WC and wash hand basin with storage.

**BEDROOM 2:** A double bedroom with an outlook to the front.

**BEDROOM 3:** A further double bedroom overlooking the property's front garden.

**SHOWER ROOM:** Containing an oversized walk-in shower, WC and pedestal wash hand basin.

**BATHROOM:** Containing a bath with electric shower and mixer tap over, WC and a pedestal wash hand basin.

**UTILITY:** With space and plumbing for a washing machine, space for tumbler dryer and a stainless-steel sink together with a range of useful fitted storage.

# The Old Bird Farm, Felsham Road, Cockfield, Suffolk IP30 0HW

## Outside

To the side of the property is a substantial paved driveway which provides extensive **OFF-ROAD PARKING** for numerous vehicles. The driveway itself leads onto a:-

**DOUBLE GARAGE/WORKSHOP:** With twin electrically operated up-and-over doors and providing useful sheltered parking with a large workshop area/storage area adjacent.

Adjacent to the garage is a **DOUBLE CARPORT** providing additional sheltered parking and with the further benefit of an EV charging point.

The property's gardens are substantial and contain a wide variety of mature specimen trees including pine, willow and beech, as well as sweeping areas of lawn interspersed with vegetable beds (with greenhouse and potting shed adjacent). There is also a wide variety of fruit trees including apple, pear and fig. A stone-paved terrace is situated to the rear of the property itself providing a sunny area of seating.

**In all about 1.5 acres (sts)**

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**SERVICES:** Main water. Private drainage by Klargester. Main electricity connected. Electric heating by air source heat pump. Range of solar panels.

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

**EPC RATING:** Band B – A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**COUNCIL TAX BAND:** E

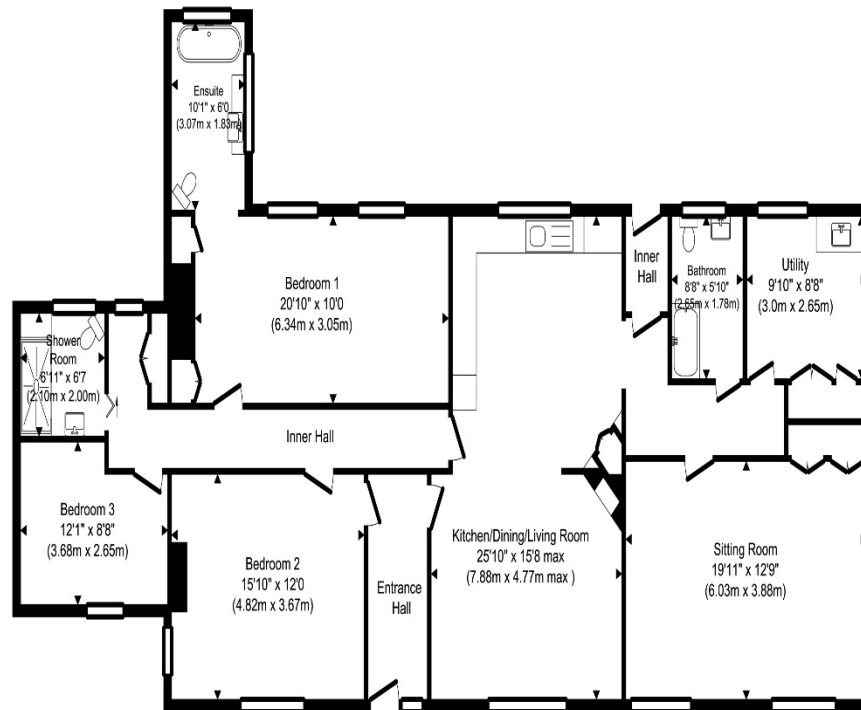
**TENURE:** Freehold

**CONSTRUCTION TYPE:** Brick with cavity insulation

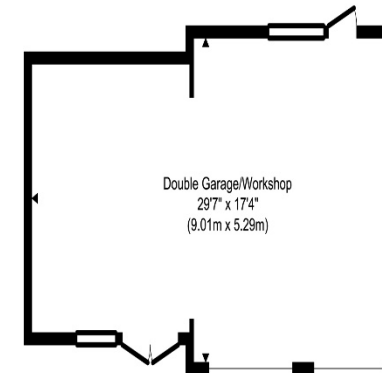
**WHAT3WORDS:** round.quilt.chickens

**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.

# The Old Bird Farm, Felsham Road, Cockfield, Suffolk IP30 0HW



Approximate Floor Area  
1731.48 sq. ft.  
(160.86 sq. m)



Outbuilding  
Approximate Floor Area  
475.01 sq. ft.  
(44.13 sq. m)

TOTAL APPROX. FLOOR AREA 2206.49 SQ.FT. (204.99 SQ.M.)  
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