



**Fox Cottage,
Lawshall, Suffolk**

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Fox Cottage, Lawshall, Bury St. Edmunds, Suffolk

This charming detached thatched cottage sits on one acre of established grounds and has been completely renovated and extended by the current owners, with an additional barn offering garaging with studio room above, with possibilities for secondary accommodation (STP).

- Detached thatched cottage
- Grade II listed
- Three ground floor reception rooms
- Four bedrooms (one en-suite)
- Three further bathrooms
- Completely renovated and extended
- Barn offering garaging
- Studio above the garage
- Beautiful formal gardens
- Set within grounds of approximately one acre



LOCATION

Lawshall is a large, rural parish, about 8 miles south of the Cathedral town of Bury St Edmunds and some 9 miles north of the market town of Sudbury with its commuter rail link to London Liverpool Street. The village has a pub, shop, primary school, 3 churches and a number of thriving societies.

THE PROPERTY

Sitting to the front of the cottage in the oldest part thought to date back to the 15th century are three principal reception rooms, each enjoying pretty views of the wrap around garden, with many original character features including exposed timbers, inglenook fireplaces, Suffolk brick flooring and casement windows. Stretching across the back of the older cottage is a rear reception hall offering panoramic views over the southerly facing rear garden and rolling countryside beyond. Steps down from this hall lead to a further inner hall with staircase to the first floor and galleried landing. This part of the house is a later addition added by the current owners at the turn of the century, completed in a sympathetic way to the property's character. In this part you will find a utility room with space for a range of white goods, fitted with matching shaker style cupboards with stone worktops, sink and stable door providing useful side access. With a wonderfully sociable kitchen/breakfast room to the rear with triple aspect providing natural light with french doors to the rear terrace. The fitted kitchen is of traditional design with a granite worktop and matching island, with an oil-fired Stanley double ring cooker, dishwasher and space for an American style fridge freezer, larder style cupboard and walk-in pantry offering ample storage. Leading off the rear reception hall is a walk-in wet room that has been more recently re-fitted to a contemporary finish.

To the first floor, there are four generous double bedrooms, three of which sit in the older part of the cottage, with a wonderful master suite sitting from front to back with adjacent dressing room, exposed timbers and private en-suite shower room. The second of the four bedrooms is situated towards the back of the house in the latter addition and enjoys elevated views over both the rear garden and rolling countryside beyond. Exposed timbers, beams and rafters on show throughout most of the first floor, with a wonderfully light galleried landing, with mullion window and floor to ceiling casement window tying together the new and the old seamlessly.

OUTSIDE

The cottage's outside space is one of the property's most attractive features being particularly private whilst being open to wonderful rolling countryside views, with large terraces for entertaining, well-stocked colourful borders, wide expanses of lawn, central pond, established hedgerow boundaries and a range of mature trees. All in all, the property sits on circa one acre, with an initial block paved driveway leading to wrought iron automated gates and shingled driveway beyond providing ample off-road parking. Beyond here, you will find a black clad **BARN** with brick plinth that is home to two separate single large **GARAGES** with a further service door and corridor separating the two. This leads onto the staircase that brings you to the **STUDIO** and **SHOWER ROOM**. The studio again offers elevated views over the rear garden and countryside beyond. This room has more recently been utilised as a **home office** and cinema room with adjacent **shower room**, this building could be set up for secondary accommodation, subject to planning permission.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

SITTING ROOM

DINING ROOM

STUDY/SNUG

KITCHEN/BREAKFAST ROOM

UTILITY ROOM

WET ROOM

FIRST FLOOR

GALLERIED LANDING

BEDROOM ONE

DRESSING ROOM

EN-SUITE BATHROOM

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM

OUTSIDE

GARAGE

GARAGE

STUDIO

SHOWER ROOM

AGENTS NOTES: Grade II listed.

The thatch was fully re-thatched in September 2024.

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

EPC RATING: N/A.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council. Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX (0300 1234 000).

COUNCIL TAX BAND: D.

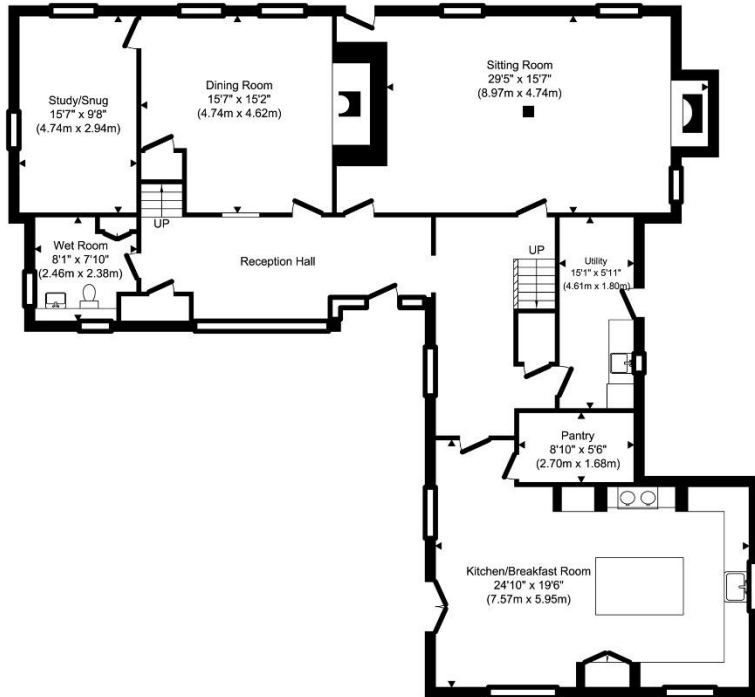
TENURE: Freehold

CONSTRUCTION TYPE: Timber and brick construction.

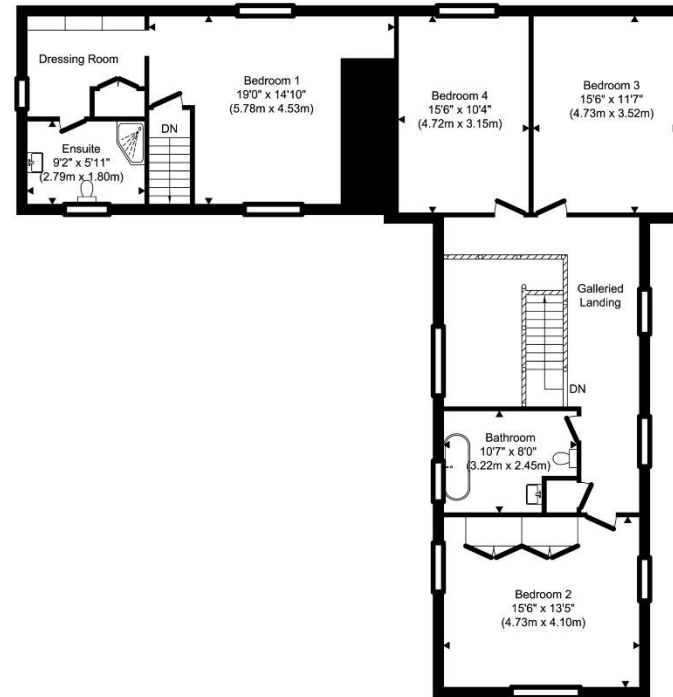
WHAT3WORDS: ///lurching.risks.liberated

VIEWING: Strictly by prior appointment only through DAVID BURR.

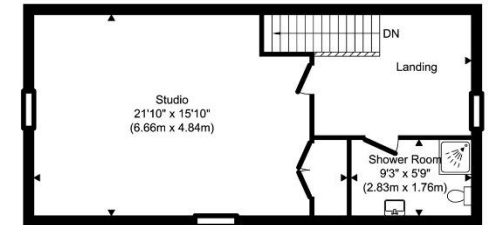
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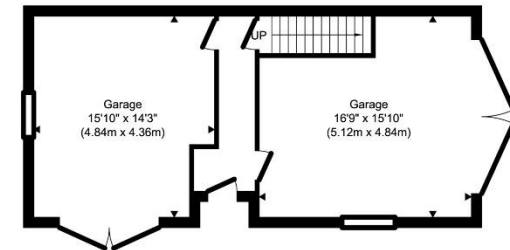
Ground Floor
Approximate Floor Area
1790.79 sq. ft.
(166.37 sq. m)



First Floor
Approximate Floor Area
1363.68 sq. ft.
(126.69 sq. m)



Garage First Floor
Approximate Floor Area
550.03 sq. ft.
(51.10 sq. m)



Garage Ground Floor
Approximate Floor Area
538.73 sq. ft.
(50.05 sq. m)

TOTAL APPROX. FLOOR AREA 3920.32 SQ.FT. (394.21 SQ.M.)

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