

DAVID
BURR



Moone House

Cavendish, Suffolk

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Stour Street, Cavendish, Suffolk CO10 8BL

A charming Grade II listed former public house, situated in an edge of village location with countryside views to the front and rear. Generous gardens, in all about 0.6 of an acre. The property enjoys a home studio, guest annexe, gym and an abundance of off-road parking, double garage, cart lodge and stunning gardens.



- Stunning village house
- Guest annexe
- Home studio
- Countryside views
- Double cart lodge
- Stunning gardens

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INTERIOR

Entrance into a charming and generous HALLWAY with quarry tiled flooring, door leading directly to the rear. Underfloor heating. Staircase to the first floor and rooms off. Doors to a charming DINING AREA with tiled flooring, exposed beams and brickwork, creating a generous formal Dining Area with underfloor heating and step down to SITTING ROOM A charming reception room with log burning stove set within a brick hearth, exposed beams, recessed shelving, log storage and dual aspect with views across fields to the front and gardens to the rear. DRAWING ROOM another charming reception room located to the rear of the property being generous in size, with lots of natural light and French doors opening to the terrace. SNUG A further reception room with cast-iron Victorian fireplace with log grate, exposed floorboards, understairs storage cupboard and outlook to the front. Underfloor heating. KITCHEN/BREAKFAST ROOM Comprehensively fitted with a range of wall and base units under worktop with double Butler sink inset. Integrated appliances include a dishwasher and under counter fridge, whilst there is space for a Rangemaster cooker and separate fridge/freezer. Plenty of space for a breakfast table and chairs. Tiled floor and underfloor heating. Stable door leading to the rear. UTILITY ROOM With a further range of wall and base units under worktop with ceramic sink inset, space and plumbing for a washing machine and tumble dryer. Housing for boiler. Stable door leading out and SHOWER ROOM with tiled shower cubicle, WC, pedestal sink unit and heated towel rail.





INTERIOR

FIRST FLOOR

LANDING with outlook to the front and countryside views, access to the roof space and rooms off. BEDROOM 1 A generous dual aspect double bedroom with stunning views either side, cast iron Victorian fireplace and an airing cupboard, housing the hot water cylinder. BEDROOM 2 Another generous dual aspect double bedroom with exceptional views. BEDROOM 3 A further double bedroom with outlook to the rear. BATHROOM A spacious and extremely well presented bathroom with 'His and Hers' vanity sinks, WC, bidet, roll-top bath with ball and claw feet with shower over, heated towel rail and extensively tiled walls and oak flooring.



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EXTERIOR

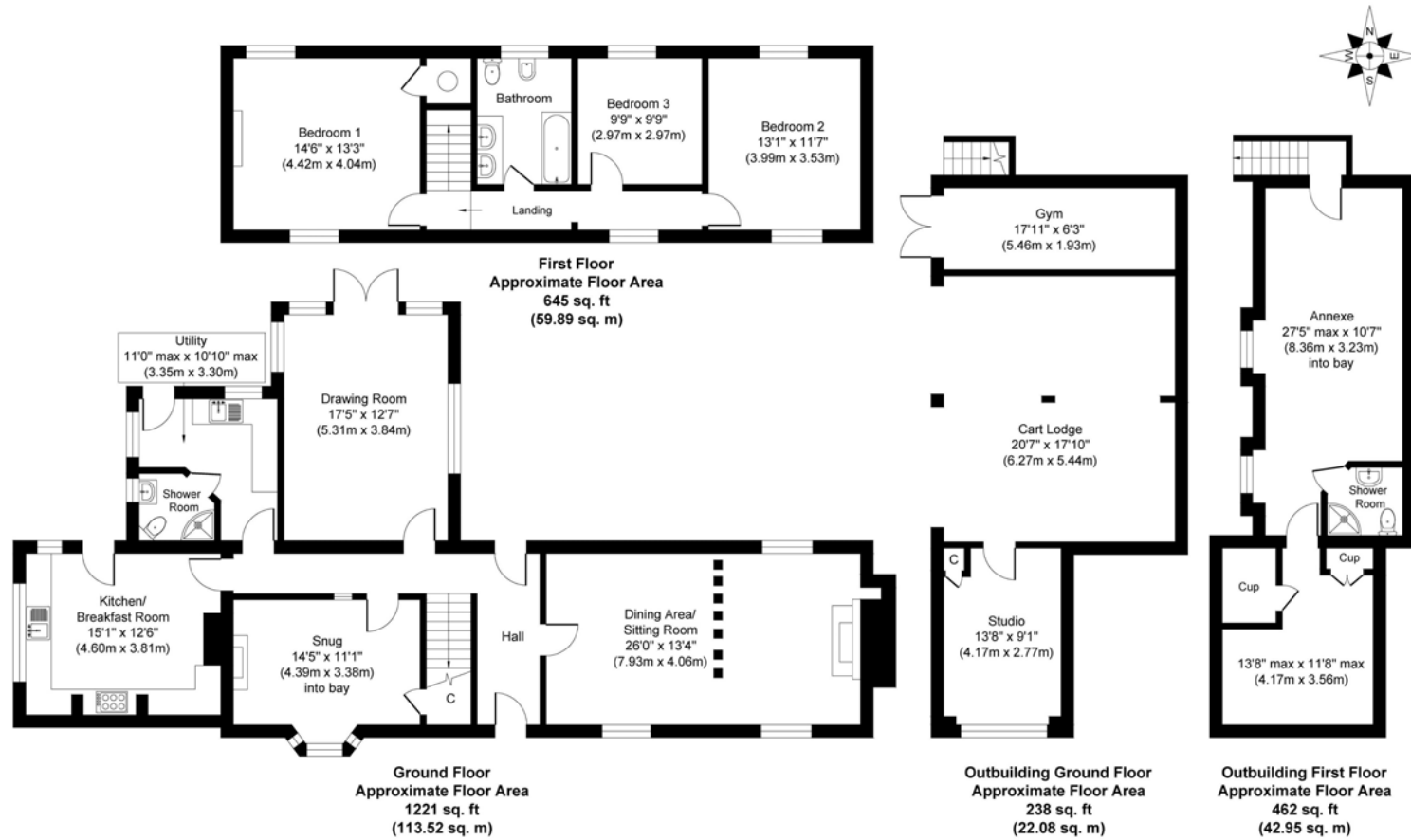
The property is approached via a pair of Suffolk gates opening into an extensive gravelled parking area, providing parking and turning for multiple vehicles, in turn leading to the DOUBLE CART LODGE with adjacent STUDIO and Storage Room that has been recently utilised as a HOME OFFICE. Situated above the Cart Lodge is a spacious and well presented GUEST ANNEXE with plenty of space for a seating area, dining area, kitchenette and a Shower Room comprising tiled shower cubicle, WC, pedestal sink unit, heated towel rail and tiled floor with a door leading to the storage area.

THE GROUNDS

The stunning formal gardens incorporate large areas of traditional lawn interspersed with mature trees, flower beds, fruit trees including cherry, a walnut tree and pond. The grounds further enjoy multiple areas for Alfresco entertaining, one with a Summer House and Pergola with Wisteria surrounding. To the rear a delightful decked gin and tonic terrace is situated adjacent a countryside backdrop. Tree House.



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 or for 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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Cavendish, Suffolk

Cavendish is one of the prettiest villages in Suffolk. Its 100 year-old village green is at the heart of the village. Amenities include parish church, pre-school, primary school, shops, cafe, two public houses and Spa/Health club. The village is surrounded by wonderful countryside and walks. A wider range of facilities can be found at nearby Clare (2 miles). The market town of Sudbury with its commuter link to London Liverpool Street is about 6 miles away and the Cathedral town of Bury St Edmunds with its comprehensive amenities, about 14 miles. Stansted airport is a 45 mins drive.



Material Information

SERVICES: Mains water and mains 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: F. £3,396.57 per annum.

PROPERTY POSTCODE: CO10 8BL

TENURE: Freehold.

CONSTRUCTION TYPE: Wood 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.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None Known

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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