

DAVID
BURR



The Cottage
Stansfield, Suffolk

The Cottage

Lower Street, Stansfield, Suffolk CO10 8LP

Some houses have an ease and character that is difficult to recreate, and The Cottages is one of them. Dating from 1728, this charming period home sits quietly in the Suffolk village of Stansfield, surrounded by mature gardens and countryside. Full of warmth and character, it combines the romance of an old country cottage with the practical spaces needed for modern life.

Inside, the house is rich in the details that make an older home so appealing exposed timber beams, traditional brickwork, characterful windows and, at its heart, a wonderful inglenook fireplace with a wood-burning stove. The sitting room is an especially cosy space, with the fireplace providing a natural focal point and the feeling of a room made for long evenings at home.

The kitchen and dining room has a relaxed, sociable feel, with painted cabinetry, timber worktops, and a generous farmhouse table. There is plenty of space for cooking, eating and entertaining, while the windows look out towards the greenery beyond.

Upstairs, the character continues, with charmingly shaped rooms, exposed brickwork and beams. The principal bedroom is particularly appealing, with a lovely sense of space and views towards the surrounding countryside. The bathroom has a wonderfully traditional feel, with a freestanding bath, separate shower and classic black-and-white floor.

Outside, the gardens are perhaps one of the property's greatest pleasures. Mature trees and established planting create a wonderfully private setting, while the rear garden enjoys lovely open views across the surrounding fields. There are plenty of places to sit and enjoy the changing seasons, with the countryside providing a beautiful backdrop.

The property also benefits from off-road parking and a garage, adding a level of practicality that is not always easy to find with a house of this age and character.

The Cottages is a home with a genuine sense of place a 1728-built Suffolk cottage, surrounded by greenery and open countryside, where original character, comfortable living and a slower pace of life come together rather beautifully.

DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

PROPERTY INFORMATION

- Bedrooms: 4.
- Reception Rooms: 4.
- Bathrooms: 1
- Off-road parking.
- Single garage.
- Services: Mains water, electricity. LPG gas heating. Mains drains.
- EPC: Band TBC.
- Communication Services: Broadband. Yes. Speed up to 20 mpbs upload and download up to 80 mpbs.
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 <https://checker.ofcom.org.uk/>.

- Council Tax: Band D. £2,351.00 per annum.
- Local Authority: West Suffolk Council.

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.

ABOUT THE AREA

Stansfield is a pretty village with a public house, parish church and village hall, nestling in a deep valley surrounded by undulating farmland.

USEFUL INFORMATION

Towns and Villages

Bury St Edmunds (10 miles)
Cambridge (27 miles)
Newmarket (13 miles)
Sudbury (11 miles)
Clare (27 miles)

Pubs and Restaurants

The Weeping Willow, Bury St Edmunds
The White Horse, Withersfield
The Three Ways Country Pub and Restaurant
The Crown, Hartest
The Queen's Head, Hawkedon

Schooling

Barnardiston Hall Preparatory School (7 miles)
Culford School (15 miles)
The Perse School (27 miles)

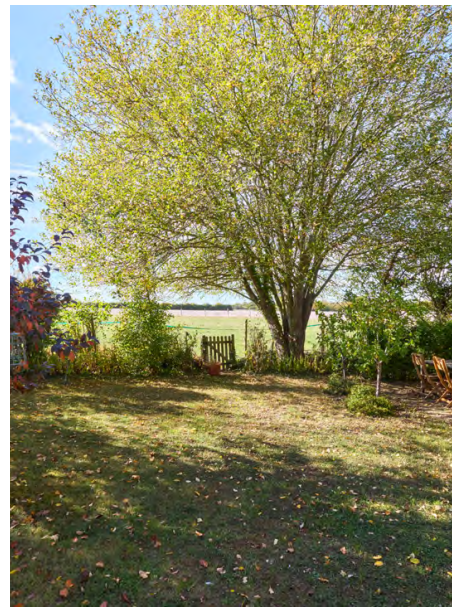
Train Stations

Audley End (23 miles)
Cambridge (27 miles)
Bury St Edmunds (10 miles)
Sudbury (11 miles)

DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

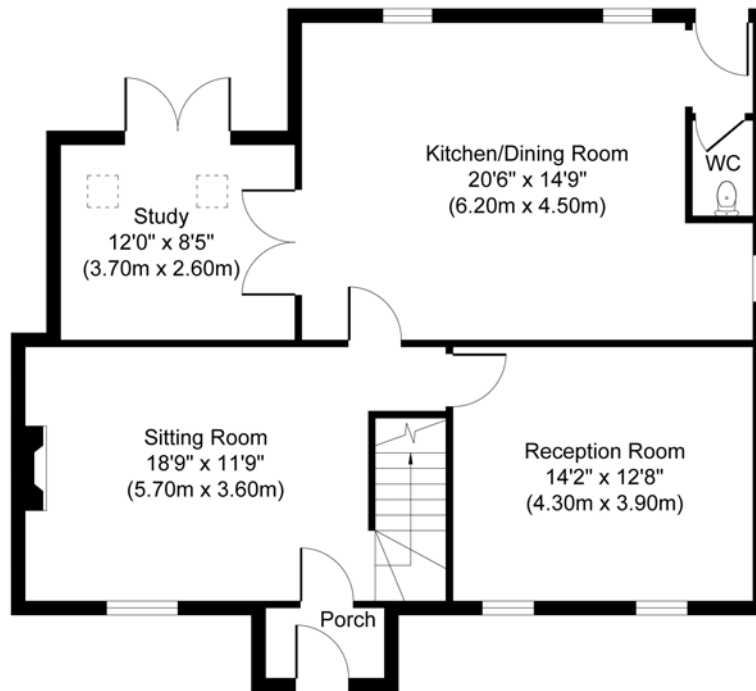




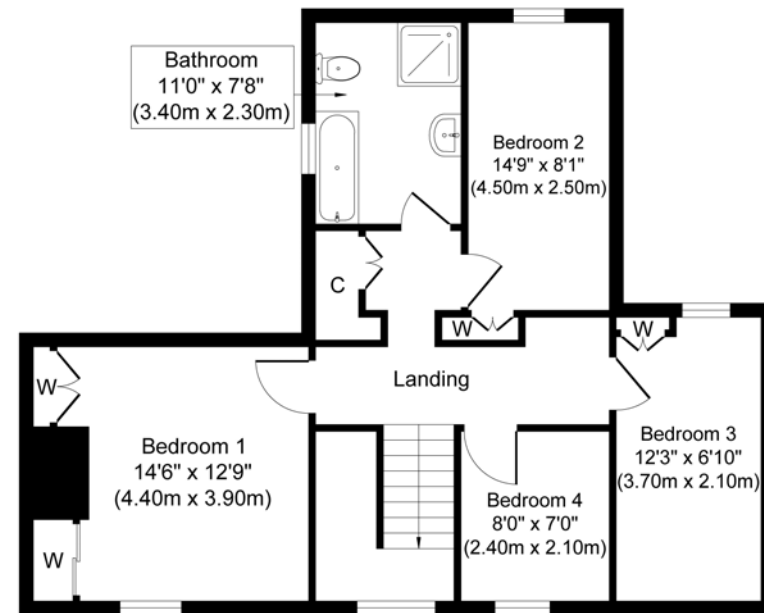




FLOORPLAN



Ground Floor
Approximate Floor Area
843 sq. ft
(78.28 sq. m)



First Floor
Approximate Floor Area
616 sq. ft
(57.26 sq. m)

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 2026 | www.houseviz.com



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