



DAVID
BURR

Old Cobb Cottage

Combs, Suffolk

An attractive detached village home occupying a generous corner plot with detached garage, extensive parking and delightful countryside views



Lifestyle Introduction

Old Cobb Cottage occupies an enviable position along the peaceful Jacks Lane in the highly regarded village of Combs, a picturesque Suffolk village surrounded by rolling countryside yet conveniently placed for access to the market town of Stowmarket and its mainline rail connections. Set behind mature hedging and enjoying views across adjoining farmland, the property offers a wonderful balance between village living and rural tranquillity.

The village itself is renowned for its attractive collection of period and individual homes, strong sense of community and abundance of countryside walks. Quiet country lanes, open fields and scenic footpaths provide endless opportunities for walking, cycling and enjoying the Suffolk landscape, whilst nearby Stowmarket offers a comprehensive range of shopping, leisure and educational facilities.

Occupying a generous corner plot, Old Cobb Cottage enjoys a particularly private setting with established gardens wrapping around the property and open countryside forming a delightful backdrop. Whether relaxing in the garden, entertaining family and friends on the terrace or simply enjoying the peaceful surroundings, the property provides a lifestyle that is increasingly difficult to find; combining space, privacy and village charm in equal measure.

Key Features

- Attractive detached village home
- Occupying a generous corner plot
- Highly sought-after village of Combs
- Countryside views and rural backdrop
- Three well-proportioned bedrooms
- Principal bedroom with en-suite shower room
- Family bathroom and ground floor shower room
- Spacious dual-aspect sitting room
- Separate dining room
- Kitchen with adjoining utility room
- Detached garage
- Extensive driveway parking for numerous vehicles
- Mature wrap-around gardens
- Approx. 1,322 sq.ft. (122.8 sq.m.) of accommodation
- Approx. 1,551 sq.ft. (144.1 sq.m.) including garage
- Convenient access to Stowmarket railway station and the A14



Living & Entertaining

Designed with both everyday family life and entertaining in mind, Old Cobb Cottage offers a versatile arrangement of reception space centred around a welcoming entrance hall. The generous sitting room forms the principal reception area, enjoying a dual-aspect outlook and an abundance of natural light throughout the day. With ample space for comfortable seating, it provides an inviting setting in which to relax whilst enjoying views across the gardens.

The adjoining dining room offers an ideal environment for both formal occasions and family gatherings, creating a natural connection between the reception areas and kitchen. Whether hosting dinner parties, celebrating special occasions or enjoying everyday meals, the layout lends itself perfectly to modern living.

The kitchen is well positioned at the heart of the home, providing a practical and sociable space for cooking and informal dining, whilst the adjoining utility room helps keep the main living areas organised and uncluttered.

During the warmer months, the reception rooms and kitchen enjoy a pleasant relationship with the surrounding gardens, allowing indoor and outdoor living to blend seamlessly. The generous plot offers excellent opportunities for al fresco dining, summer entertaining and relaxed family enjoyment, all enhanced by the property's attractive rural setting and countryside outlook.



Kitchen & Daily Living

At the heart of Old Cobb Cottage lies a well-proportioned kitchen designed to cater effortlessly for the demands of modern daily life. Overlooking the gardens and enjoying a practical layout, the space provides an ideal environment for preparing meals, gathering with family and managing the rhythm of everyday living.

The kitchen's position allows it to connect naturally with both the dining room and the surrounding outdoor space, making it equally suited to family breakfasts, informal suppers and entertaining guests. Whether preparing meals for a busy household or enjoying a quiet morning coffee overlooking the garden, the room provides a welcoming and sociable atmosphere throughout the day.

Beyond the house itself, the property's generous gardens further enhance daily living. Children have ample space to play, keen gardeners can make the most of the established grounds, and those who enjoy outdoor dining will appreciate the opportunity to entertain family and friends against the backdrop of the surrounding countryside. The combination of practical internal space and attractive outdoor surroundings creates a home perfectly suited to both modern family life and relaxed village living.



Bedrooms & Bathrooms

Arranged over the first floor, the bedroom accommodation at Old Cobb Cottage provides a comfortable and peaceful retreat from the main living areas below. Each bedroom is well proportioned and enjoys pleasant views over the surrounding gardens and neighbouring countryside, creating a sense of space and tranquillity throughout.

The principal bedroom is a particularly attractive room, offering generous proportions together with the benefit of an en-suite shower room.

Two further bedrooms offer excellent flexibility, equally suited to family accommodation, guest bedrooms or home working where required. Their well-balanced dimensions ensure the property can readily adapt to the changing needs of modern living.

Serving the additional bedrooms is a spacious family bathroom, whilst the presence of a ground floor shower room provides further convenience for both residents and visitors. Together, the bathrooms are thoughtfully arranged to support busy family life whilst ensuring comfort and practicality for guests. required for contemporary village living.



Garden & Outside Area

Occupying a generous corner plot, Old Cobb Cottage enjoys beautifully established gardens that provide both privacy and a wonderful sense of space. Mature hedging and well-maintained boundaries create a secluded setting, whilst the open countryside beyond enhances the property's rural character and attractive outlook.

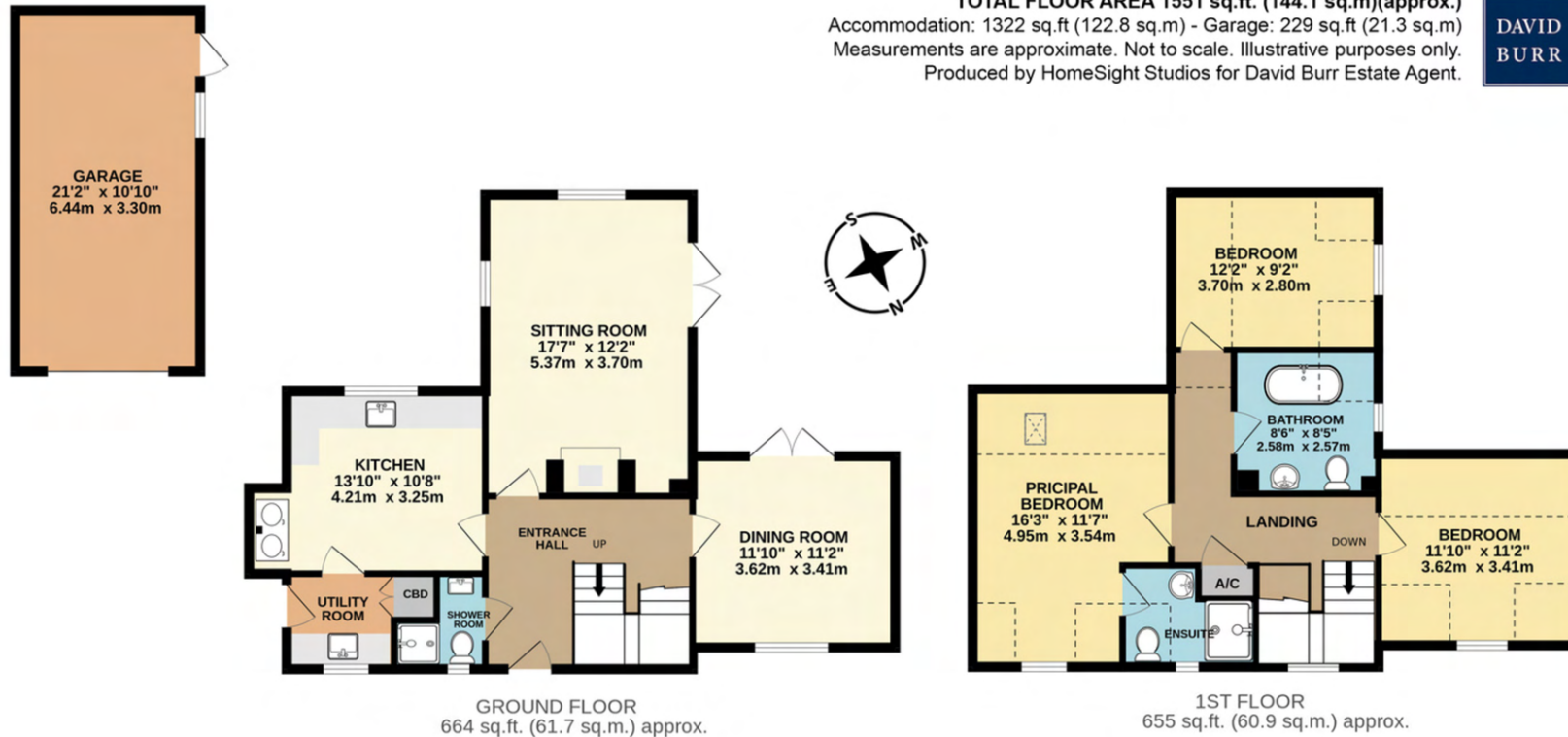
The gardens wrap around the house, offering extensive areas of lawn interspersed with mature planting and shrubs, creating colour and interest throughout the seasons. There is ample space for children to play, keen gardeners to indulge their passion, or simply to relax and enjoy the peaceful surroundings.

A paved terrace provides an ideal setting for outdoor dining and entertaining, allowing family and friends to gather and make the most of the property's delightful outdoor environment during the warmer months. Whether enjoying a morning coffee overlooking the garden or hosting summer barbecues, the outside space is perfectly suited to modern lifestyles.

To the front and side of the property, a substantial block-paved driveway provides parking for numerous vehicles and leads to the detached garage, offering further storage, workshop potential or secure parking. The combination of generous parking, established gardens and countryside views creates an exceptional outdoor setting that complements the accommodation beautifully.



Floorplan



Located approximately two miles away, Stowmarket provides an excellent selection of independent and national retailers, supermarkets, cafés, restaurants and leisure facilities, together with a mainline railway station offering regular services to London Liverpool Street, making the area particularly attractive for commuters. The town also offers a range of highly regarded schooling for all age groups.

For those travelling by road, the A14 is readily accessible, providing convenient links to Bury St Edmunds, Ipswich, Cambridge and the wider regional motorway network. The county town of Ipswich lies approximately 15 miles to the south-east, whilst the historic cathedral town of Bury St Edmunds is around 18 miles to the west.

The surrounding Suffolk countryside offers a wealth of recreational opportunities including walking, cycling and equestrian pursuits, with numerous country pubs, nature reserves and historic villages nearby. Combining the charm of village life with excellent transport connections and access to amenities, Combs remains one of the most desirable locations in the region.

Property information

Mid Suffolk District Council - D

EPC Rating: E

Tenure: Freehold

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