



DAVID
BURR

Chaff Cottage, Harness Cottage & Granary Cottage

Creting St Mary, Suffolk

An exceptional opportunity to create one substantial country home from three adjoining cottages, with further planning permission already granted to extend Granary Cottage.



Introduction

An exciting opportunity to create an individual country home.

Set within an attractive rural setting at Upper Langdales, Chaff, Harness and Granary Cottages form an adjoining group of three character properties offering a rare opportunity for a purchaser to create one substantial and highly individual home, subject to any necessary consents.

The existing accommodation extends across three cottages and currently provides four bedrooms in total, with each property retaining its own character and arrangement. Their adjoining configuration creates obvious scope to consider the accommodation as a whole, combining the existing spaces to form a significantly larger residence designed around modern family living.

Adding considerably to the opportunity, Granary Cottage already benefits from planning permission for a substantial extension, allowing a purchaser to further increase the scale of the accommodation and create a home of genuine individuality within this established Suffolk setting.

Key Features

Three adjoining cottages, one exceptional opportunity to create a substantial Suffolk country home.

Exciting potential to combine into one substantial residence, subject to any necessary consents

Four bedrooms within the existing accommodation

Considerable existing living accommodation

Planning permission granted for substantial extension to Granary Cottage

Approved scheme significantly increases the overall accommodation

Attractive rural Suffolk setting

Rare opportunity to create a bespoke country home



Harness Cottage



Chaff Cottage

THE EXISTING ACCOMMODATION

THREE COTTAGES WITH THE POTENTIAL TO BECOME ONE

Chaff, Harness and Granary Cottages presently form three adjoining dwellings, each with its own accommodation but arranged in a manner that presents an exciting opportunity to consider the buildings collectively.

Chaff Cottage currently provides one bedroom together with a reception room, kitchen and utility, while neighbouring Harness Cottage offers a further bedroom, sitting room and kitchen. Granary Cottage is the largest of the three, providing two bedrooms together with generous living accommodation.

Together, the cottages offer an unusual breadth of existing accommodation and, subject to any necessary consents, considerable scope for reconfiguration to create a single residence. The resulting home could combine the character and proportions of the existing buildings with larger interconnected living spaces more suited to contemporary family life.



GRANARY COTTAGE & THE APPROVED EXTENSION

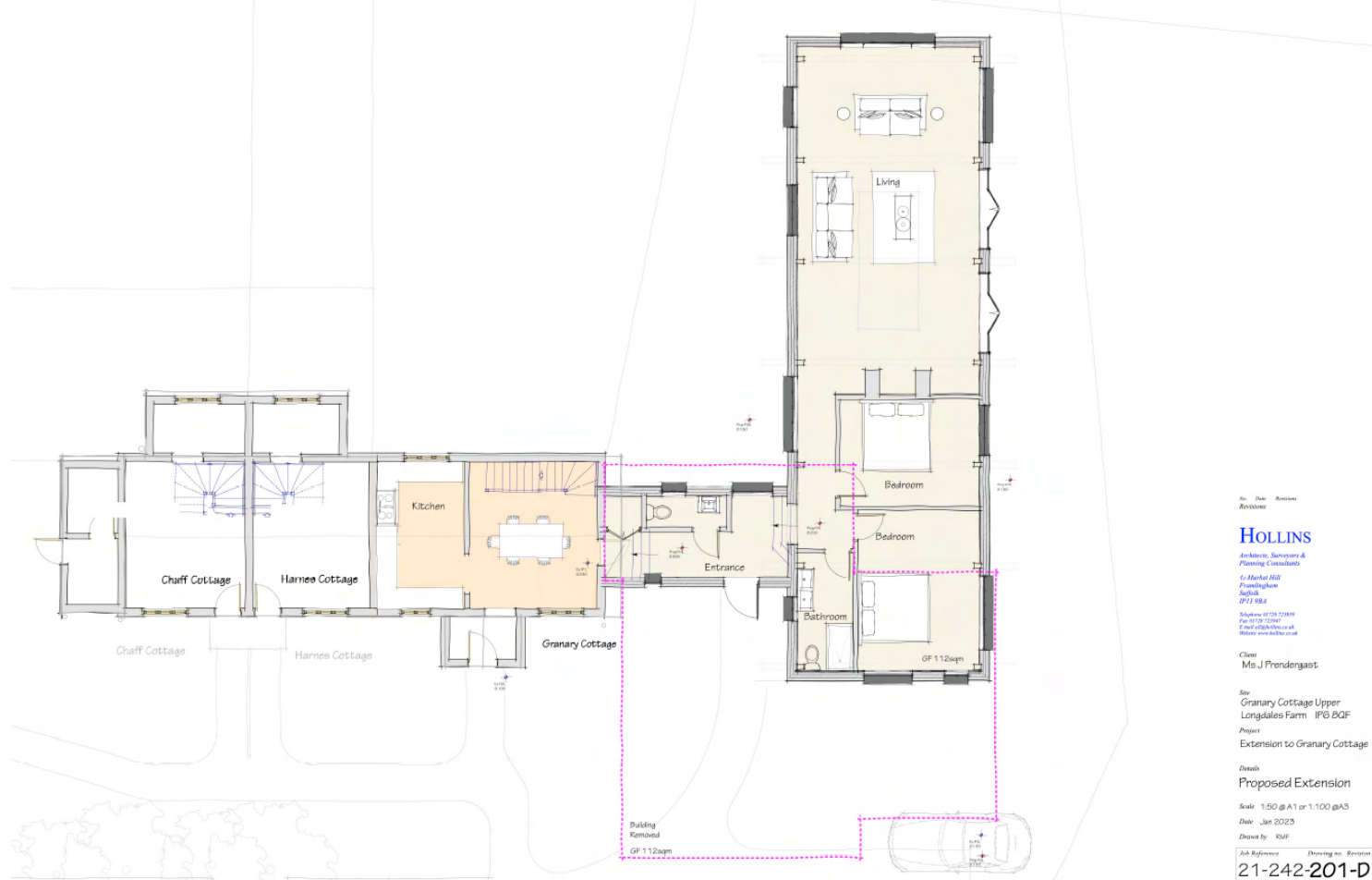
PLANNING PERMISSION ALREADY IN PLACE

At the eastern end of the terrace, Granary Cottage provides a further dimension to the opportunity, with planning permission already granted for a substantial extension.

Permission was granted following appeal on 18th July 2024 under application reference DC/23/03734 and appeal reference APP/W3520/D/24/3337020. The approved plans provide for a substantial addition to the existing cottage, connected by a lower link and designed with the appearance and character of a traditional agricultural building.

The proposed accommodation considerably increases the scale of Granary Cottage, with the approved floorplan showing an impressive open-plan living area together with additional bedroom and bathroom accommodation.

When considered alongside Chaff and Harness Cottages, the approved extension creates the potential for a particularly substantial and distinctive country residence.



THE OPPORTUNITY

A HOME TO CREATE AROUND YOUR OWN WAY OF LIVING

What makes this offering particularly compelling is not simply the amount of accommodation already in place, but the opportunity to rethink it.

The three cottages could, subject to any necessary consents, be brought together to create one cohesive home, allowing the existing rooms to be repurposed and interconnected to suit the purchaser's requirements. There is scope to envisage generous reception spaces, home-working areas, guest accommodation and bedroom suites across the existing buildings, while the approved extension to Granary Cottage provides the opportunity for a substantial contemporary addition.

Rather than starting with an undeveloped site, a purchaser has the character and fabric of three established Suffolk cottages as the foundation from which to create an entirely individual home.



Outside & Location

The cottages are complemented by established gardens and mature planting which soften the setting and provide an attractive backdrop to the buildings.

Connected countryside living.

Creting St Mary is one of Suffolk's quietly desirable rural villages — offering a balance of countryside surroundings and excellent accessibility.

The nearby towns of Needham Market and Stowmarket provide a good range of everyday amenities and rail connections, with Stowmarket Station offering direct mainline services to London Liverpool Street in approximately 90 minutes. Ipswich, Bury St Edmunds, Norwich and Cambridge also remain easily accessible.

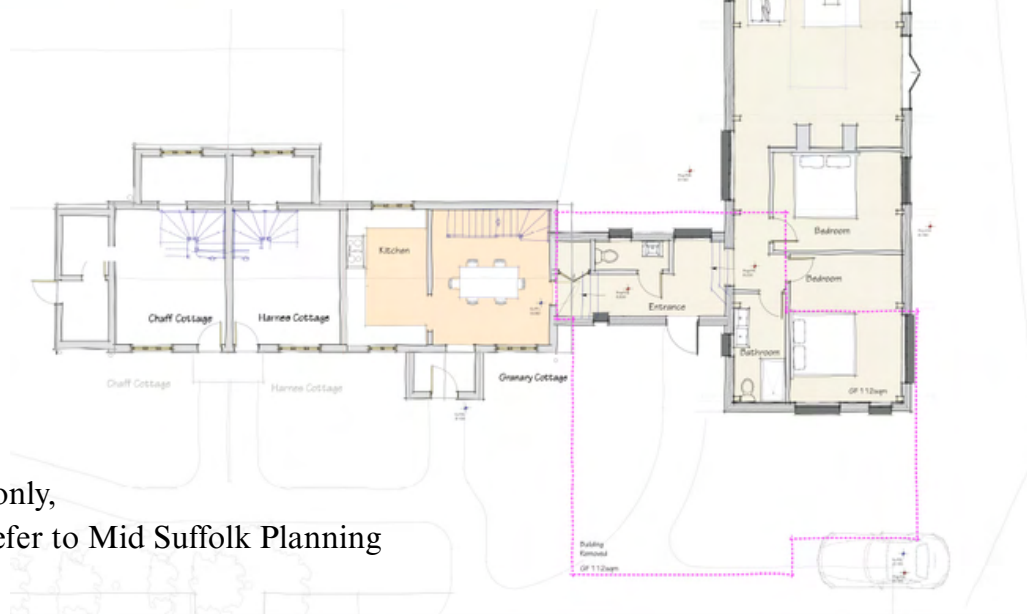
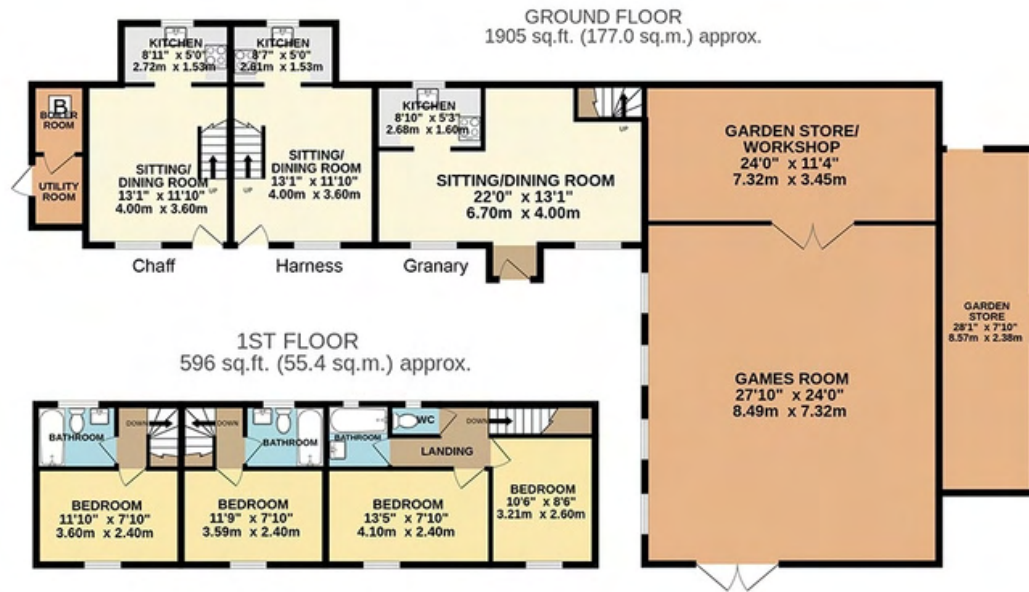
The area is well regarded for schooling, with access to Debenham High School alongside a selection of respected independent schools including Old Buckenham Hall, Orwell Park, Culford and Woodbridge School.

Approximate distances:

- Needham Market – 2.5 miles
- Stowmarket – 4 miles
- Ipswich – 10 miles
- Bury St Edmunds – 20 miles
- Cambridge – 40 miles



Floorplan



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Client: Mr J. Pendergast
For: Granary Cottage Upper
Longleas Farm: 370 DGF
Project: Extension to Granary Cottage
Details
Proposed Extension
Scale: 1:50 @ A1 or 1:100 @ A3
Date: Jan 2023
Drawn by: RAB
JAB/Robinson
21-242-201-D

Property information

Mid Suffolk District Council - B

EPC Rating: D

Tenure: Freehold

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 whatever 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.

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for further information refer to Mid Suffolk Planning