



The Street

Coney Weston | Bury St. Edmunds | IP31 IHG

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Hall Farm Cottage

Charming Grade II listed 4- bed cottage in peaceful Coney Weston. Packed with period features, spacious living area and separate dining room, modern kitchen, Generous gardens, private drive and carport. A rare, rural home in private setting with timeless character.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Step Inside

Originally conceived as a pair of 18th-century farm cottages, Hall Farm Cottage has been thoughtfully united and refined to create an elegant Grade II listed country home of immense character and warmth. Period craftsmanship is evident at every turn, from exposed beams, joists and studwork to original fireplaces that anchor the principal rooms with a reassuring sense of history. Most enchanting of all is the substantial brick Inglenook in the sitting room, complete with Bressemer beam and wood-burning stove, forming a striking focal point and an inviting retreat through the seasons.

The accommodation unfolds with an easy, natural flow. An atmospheric entrance lobby, rich in timber detail, introduces the home and leads to a beautifully proportioned sitting room and a separate dining room, each enjoying distinctive fireplaces and a wealth of original features. The dining room is further distinguished by its own secondary staircase to the first floor—one of two staircases within the house, a rare and charming legacy of its dual-cottage origins.

At the heart of the home lies a well-appointed kitchen/breakfast room, where contemporary cabinetry and integrated appliances sit comfortably beneath exposed beams, balancing modern convenience with period integrity. A walk-in pantry enhances practicality, while beyond, a series of highly functional ancillary spaces—including a rear porch and boot room with vaulted ceiling, utility room, laundry room and a ground-floor shower room with underfloor heating—ensure the house is as practical as it is picturesque. Oil-fired central heating provides dependable comfort throughout.

Upstairs, the sense of character continues beneath gently sloping ceilings and exposed studwork. Four bedrooms are arranged across the first floor, each individual in form and outlook, some enjoying dual aspects across gardens and farmland. The principal bedroom benefits from built-in wardrobes and access to the inner landing and secondary staircase, while an en-suite cloakroom serves one of the rooms. A family bathroom, featuring a panelled bath and traditional fittings, completes the accommodation. Of particular note is a distinctive metal-framed gable window, reputed to be the oldest of its kind in the village, offering a rare architectural detail that underscores the home's heritage.





Step Outside

Hall Farm Cottage is set discreetly within the scenic grounds of Hall Farm, approached via a long, private access from The Street. A vehicular right of way leads to the property's own shingled driveway, which in turn passes through five-bar field gates and opens into a generous parking area and timber car port, ensuring both convenience and seclusion.

The gardens extend to the front, side and rear, enveloping the cottage in a wonderfully private and mature setting. Predominantly laid to lawn and bordered by established hedging, the grounds enjoy serene views across neighbouring farmland and towards the historic farmhouse. A patio area provides an ideal space for outdoor dining and entertaining, while an old store shed—constructed of traditional clunch beneath a corrugated roof—adds further character and potential. The overall impression is one of tranquillity and timeless rural charm.

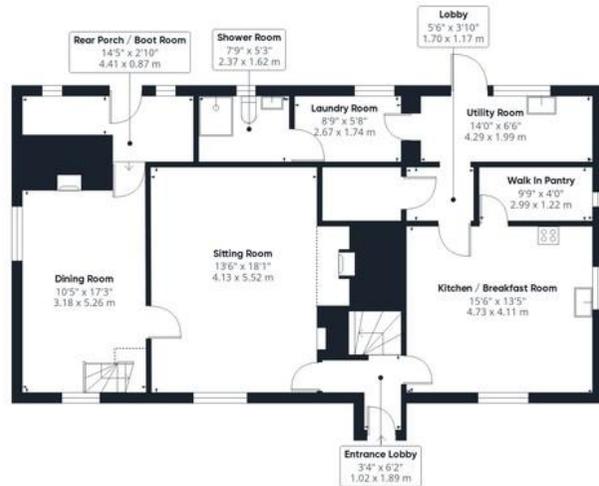


Location

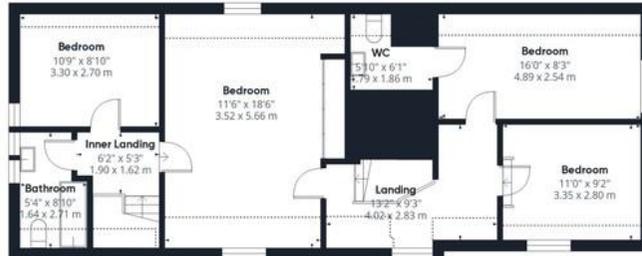
Hall Farm Cottage occupies a particularly peaceful position within the sought-after Suffolk village of Coney Weston, a small and picturesque parish of some 400 residents surrounded by open countryside. The village is home to the magnificent All Saints Church, Coney Weston, a Grade I listed landmark with an impressive 14th-century Norman tower, reflecting the area's rich heritage.

Despite its rural calm, Coney Weston enjoys a strong community spirit centred around its active village hall and a programme of local events. The surrounding landscape offers an abundance of walking and cycling routes amid unspoilt farmland and diverse wildlife.

Conveniently positioned between the thriving market towns of Bury St Edmunds and Diss, the village combines quintessential country living with accessible amenities, schooling and transport connections—making Hall Farm Cottage an exceptional opportunity to embrace heritage, privacy and rural refinement in equal measure.



Ground Floor



Floor 1

Approximate total area¹⁰
 1777 ft²
 165.1 m²
 Reduced headroom
 158 ft²
 14.7 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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SERVICES

- Mains water, electric and drainage
- Oil Central Heating
- EPC Rating - F
- Council Tax Band -F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. In internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.



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