



DAVID
BURR

Thatched Cottage, Rattlesden

A quintessential Grade II Listed Suffolk thatched cottage, rich in period charm and perfectly positioned in the heart of one of the county's most desirable villages.



Introduction

Centuries of character with village life on your doorstep.

Rattlesden is one of Suffolk's most desirable villages, centred around the impressive Church of St Nicholas and offering an excellent range of everyday amenities including a village store with post office, two public houses, sports pavilion and an active community. The nearby A14 provides excellent access to Bury St Edmunds, Cambridge and Ipswich, whilst commuter rail services to London's Liverpool Street are available from nearby Stowmarket and Elmswell.

Occupying an elevated position within the village High Street, this delightful Grade II Listed detached cottage is a wonderful example of Suffolk's architectural heritage. Full of warmth and character, the property displays an abundance of exposed timbers, studwork and period detailing throughout, whilst offering practical accommodation ideally suited to everyday living.

Extending to approximately 725 sq. ft., the accommodation comprises two bedrooms, a spacious sitting room, generous dining hall, kitchen/breakfast room, shower room, utility room, off-road parking and an enclosed rear garden. Rarely do cottages of this character combine such a central village position with private parking and outside space.

Key Features

- **Grade II Listed detached thatched cottage**
- **Prominent position within the heart of Rattlesden**
- **Wealth of exposed beams and original period features**
- **Sitting room with impressive fireplace and wood-burning stove**
- **Spacious dining hall**
- **Utility room and ground floor shower room**
- **Off-road parking**
- **No onward chain**



Ground Floor Accommodation

Character, warmth and timeless Suffolk charm.

Stepping inside, the cottage immediately showcases its rich period heritage. Exposed beams, original studwork and traditional joinery combine to create interiors full of warmth and individuality.

The generous dining hall forms the heart of the home, providing a versatile reception space that naturally links the principal rooms and creates an inviting setting for everyday dining or entertaining.

Beyond, the sitting room enjoys a wealth of character centred around an impressive fireplace with wood-burning stove, creating a wonderfully cosy atmosphere during the colder months.

The kitchen/breakfast room enjoys a bright dual-aspect position overlooking the garden, offering ample space for informal dining whilst providing direct access outside. A useful utility room provides additional storage together with valuable laundry space.

Completing the ground floor is a well-appointed shower room.



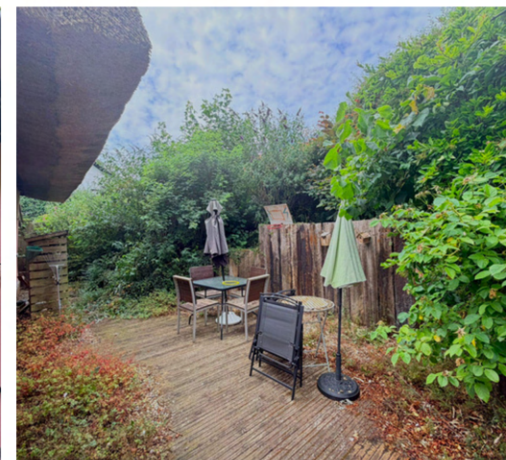
Bedrooms & Outside Space

Charming outside space with practical village living.

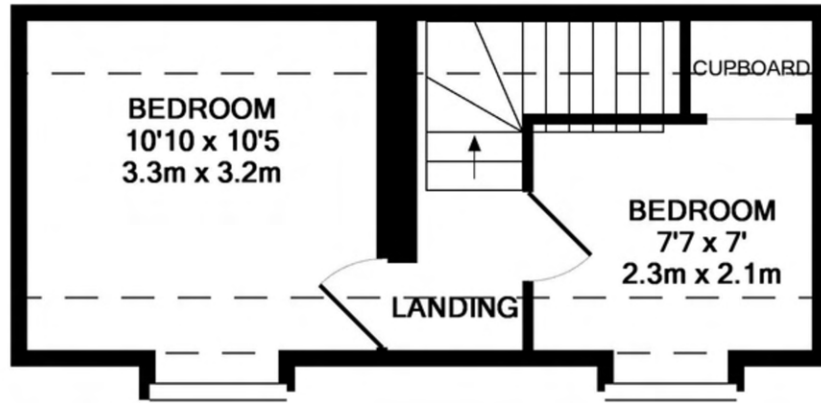
The first floor offers two charming bedrooms, each displaying exposed structural timbers and the character expected of a property of this age. The principal bedroom is particularly impressive, enjoying vaulted ceilings and an abundance of original features that create a wonderfully atmospheric retreat.

Outside, the property is approached from the High Street with the significant advantage of off-road parking to one side. A small front terrace sits behind a traditional brick wall, whilst gated side access leads to the rear garden.

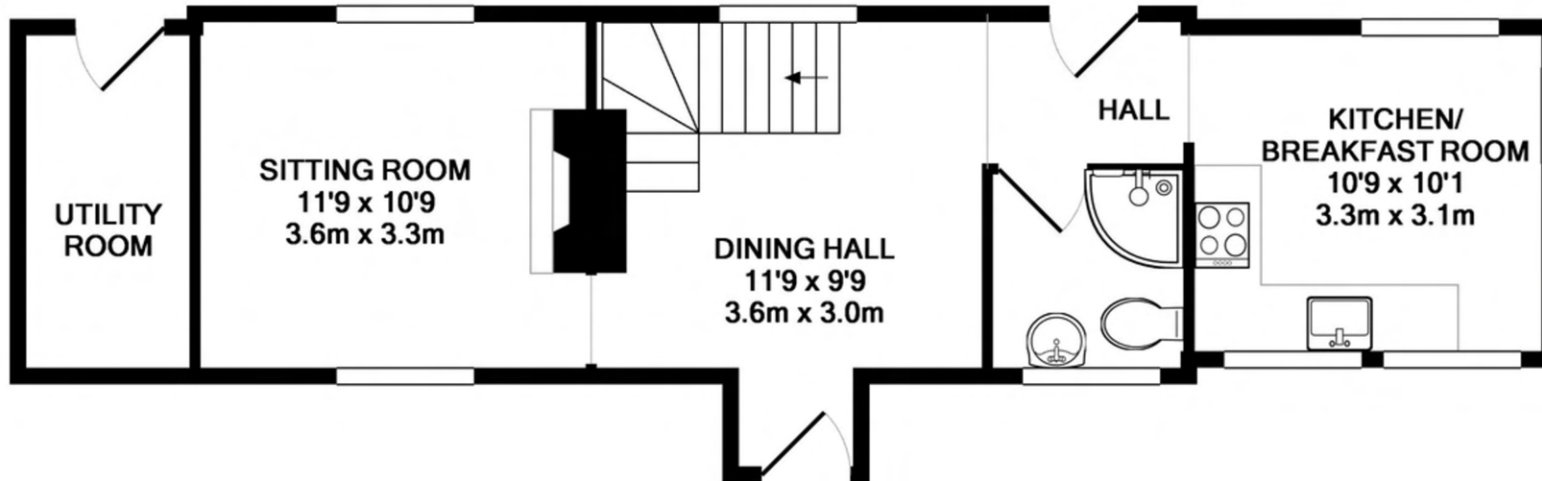
Designed for ease of maintenance, the enclosed rear garden provides an attractive and private outdoor space, featuring raised decked seating areas, established shrubs, flowering borders and an ornamental pond. An adjoining external store offers useful additional storage.



Floorplan



1ST FLOOR
APPROX. FLOOR
AREA 243 SQ.FT.
(22.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 482 SQ.FT.
(44.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 725 SQ.FT. (67.4 SQ.M.)
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Property information

Mid Suffolk District Council -

EPC Rating: Not required

Tenure: Freehold

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**DAVID
BURR**

David Burr - Woolpit
Sampson House, Woolpit,
Bury IP30 9QN

01359 245 245

Woolpit@davidburr.co.uk