



**Phoenix Farm,  
Cockfield, Suffolk.**

**DAVID  
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# PHOENIX FARM, COCKFIELD, BURY ST. EDMUNDS, SUFFOLK. IP30 0JE

Cockfield is a charming Suffolk village consisting of nine greens and hamlets spread around the undulating countryside North of Lavenham. Local amenities include a pub, a primary school, two Churches and shop/Post Office while just 7 miles away is the Cathedral town of Bury St Edmunds which offers a further range of amenities and exceptional transport links.

This unique detached house occupies a rural position at the end of a 'no through' lane bounded by open countryside in a rural setting. The house offers light, well-balanced accommodation and offers clear potential to be enlarged (subject to the necessary planning consents). There are a number of purpose-built outbuildings providing for useful studio/office/workshop space. Further benefits include a double garage, large gardens and heated swimming pool.

## A detached house with extensive workshops/studio space in a wonderful rural setting within about 1.8 acres.

**ENTRANCE HALL:** A spacious inviting area with staircase off. Doors to:-

**SITTING/DINING ROOM:** A spacious L-shaped area with far reaching field views. Within the sitting area there is an impressive floor to ceiling red brick chimney with inset oak bressummer and wood burning stove below on a tiled hearth. There are feature ceiling beams and sliding glazed doors opening to:-

**CONSERVATORY:** A lovely light addition with an attractive tiled floor, views over the garden and double doors opening to terracing.

**Inner Hall:** Useful cloaks hanging area and doors to:-

**BEDROOM:** A versatile space that could be a study, snug, dining room, etc.

**KITCHEN/BREAKFAST ROOM:** Enjoying lovely views over the garden and finished with an extensive range of oak fronted units and leaded glass display cabinets, shelving with worktops incorporating a twin bowl stainless steel sink unit and mixer tap over. Integrated electric double oven, 4-ring hob and extractor fan over.

**UTILITY ROOM:** A useful room with a door to the side garden, fitted units, worktop and stainless-steel sink unit with storage below. Plumbing for washing machine and space for tumble dryer.

**CLOAKROOM:** Fitted WC and wash hand basin with storage below.

### First Floor

**LANDING:** A spacious area with a view of the entrance hall below. Access to loft storage space and doors to:-

**BEDROOM 1:** Enjoying far reaching field views and finished with extensive built-in wardrobes/storage cupboards. Vanity unit with inset sink and storage below.

**BEDROOM 2:** Enjoying wonderful far reaching field views. Shelved linen cupboard and eaves storage cupboard.

**BATHROOM:** Bath with shower attachment over. WC and wash hand basin with storage below and fitted mirror over.

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## Outside

A large sweeping semi-circular driveway provides extensive **OFF-ROAD PARKING** and is bordered by an expanse of lawn, neatly clipped hedges and in turn leads to:-

**DOUBLE GARAGE:** With twin electric up and over doors, light and power connected.

**WORKSHOP/OFFICE:** Utilised previously to run a successful business and now offering potential for a variety of uses (hobby space, ancillary accommodation, etc). The two main rooms are divided by an open archway incorporating good natural light, strip lighting and extensive power points. Large walk-in **STORE ROOM**. **CLOAKROOM:** With fitted WC and wash hand basin.

**WORKSHOP/STUDIO:** Utilised as a craft/hobby room with extensive fitted shelving with the benefit of electric heating and a large stainless steel wash hand basin.

Further **OUTBUILDING** divided into two distinct areas to incorporate a **glass house** on one side, further **workshop** incorporating extensive workbench, power points, lighting, etc.

There is a further steel framed **OUTBUILDING** which would be ideal for a sports car, small boat, etc with power point and light. The grounds are one of the property's most attractive features, generous in size with treelined boundaries complementing the large open expanses of lawn, pond and abutting fields to provide far reaching views. The formal garden incorporates large terracing designed with entertaining/dining Al-fresco in mind and includes a **SWIMMING POOL** area.

**In all about 1.8 acres.**

## AGENTS NOTES

The property has the benefit of solar panels to the rear elevation. The property is approached over an unadopted, privately maintained lane. **NO ONWARD CHAIN.**

**SERVICES:** Main electricity and water are connected. Septic tank drainage. LPG fired heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Babergh District Council: 0300 1234000. Council Tax Band: D.

**EPC RATING:** D.

**BROADBAND SPEED:** Up to 1800 Mbps (source Ofcom).

**MOBILE COVERAGE:** EE – good outdoor, variable in-home. 02 and Three – good outdoor. (Source Ofcom).

**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 phone services by visiting <https://checker.ofcom.org.uk/>.

**WHAT3WORDS:** ///tadpole.rear.terribly.

**VIEWING:** Strictly by prior appointment only through DAVID BURR  
Bury St Edmunds 01284 725525.

**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.

# Bullwood Lane, Bury St. Edmunds, IP30

Approximate Area = 1713 sq ft / 159.1 sq m (excludes void)

Garage = 549 sq ft / 51 sq m

Outbuildings = 1216 sq ft / 112.9 sq m

Total = 3478 sq ft / 323 sq m

For identification only - Not to scale



