



Blue Doors Farmhouse, Cowlinge CB8 9HS

Guide Price £350,000



01638 560221

www.morrisarmitage.co.uk

Cowlinge CB8 9HS

A Grade II listed thatched cottage standing on a generous size plot of around an acre and a half and located within a few miles of the town of Haverhill and easy access to Bury St Edmunds.

In need of full and comprehensive programme of improvements this property offers huge scope and a variety of opportunities are available to develop or extend the property, all with relevant consent and planning needing obtaining from the local council.

The property boasts accommodation arranged over three floors and enjoys 2220 square foot of space. Accommodation includes three sizeable reception rooms, kitchen/breakfast room, bathroom, three/possible four bedrooms.

Externally the property stands within some substantial mature grounds

Entrance Porch

Dual windows. Door leading to the kitchen.

Kitchen

16'7" x 11'5"

A range of storage cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine and dishwasher. Fire place currently housing the boiler. Half glazed door leading to the entrance porch. Door leading to the living room. Opening to reception room 1.

Entrance Hall

With doors leading to the living room and reception room 1. Stairs leading to the first floor landing.

Living Room

14'9" x 14'0"

Reception Room 1

14'2" x 10'4"

Spacious reception room with window to the rear aspect. Fireplace with tiled surround. Radiator. Doors leading to the entrance hall and inner hall way. Opening to the kitchen.

Inner Hall

With doors leading to both reception rooms and bathroom. Built-in storage cupboard.

Bathroom

White suite comprising low level W.C., wall mounted handbasin, corner bath with mixer tap over and shower cubicle. A range of built-in storage cupboards. Tiled to wet areas. Radiator. Door leading to inner hall.

Reception Room 2

22'0" x 14'4"

Generous reception room with feature, exposed brick fireplace. Built-in storage cupboard. Triple aspect windows. Radiators. Glazed door leading to the front garden. Door leading to the entrance hall.

First Floor Landings

Landing 1: with door leading to bedroom 3 and Bedroom 1. Stairs leading to the entrance hall.

Landing 2: with stairs accessed from bedroom 2 to the attic rooms.

Bedroom 1

18'2" x 14'4"

With dual aspect windows. Dual built-in storage cupboards. Fireplace, currently unused. Access to landing 1.

Bedroom 2

19'7" x 14'6"

With dual aspect windows. Built-in storage cupboard. Doors leading to the inner room with internal window and landing with stairs leading to the attic rooms.

Bedroom 3

14'4" x 10'0"

With window to the rear aspect. Internal window to internal room in Bedroom 2. Built-in storage cupboard. Fireplace, currently unused. Doors leading to the landings.

Staircase

Leading to Attic room 2 and landing 2.

Attic Room 1

10'3" x 10'2"

With window to the front aspect. Dual built-in storage cupboards. Door leading to attic room 2.

Attic Room 2

10'3" x 9'10"

With window to the side aspect. Door leading to attic room 1. Access to stairs to the first floor landing.

Outbuilding

11'10" x 9'6" & 9'9" x 9'8"

Outbuilding offer a variety of uses. Entrance with doors leading to space one with dual aspect windows and space two with window.

Outside

Substantial, mature plot with some mature tree and shrub planting. Attractive flint stone low wall to some of the borders. Gated access with paved pathway leading to the entrance porch.

PROPERTY INFORMATION

EPC - n/a

Tenure - Freehold

Council Tax Band - G (West Suffolk)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 207 SQM

Parking – tbc

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type – Superfast available,

35Mbps download, 7Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

Cowlinge is a small, picturesque village and civil parish in the West Suffolk district of Suffolk, England, situated in the southwest corner of the county near the borders with Cambridgeshire and Essex. The Three Ways pub acts as a cozy space for community interactions with real ales and traditional dining, hosting various events throughout the year.



**Approximate Gross Internal Area 2224 sq ft - 207 sq m
(Excluding Outbuilding)**

Ground Floor Area 1134 sq ft – 105 sq m

First Floor Area 826 sq ft – 77 sq m

Second Floor Area 264 sq ft – 25 sq m

Outbuilding Area 252 sq ft – 23 sq m



- **Substantial Grade II Listed Cottage**
- **Offering Huge Potential**
- **Kitchen**
- **Three Reception Rooms**
- **Three Bedrooms**
- **Two Attic Rooms**
- **Outbuilding**
- **Generous Plot**
- **Village Location**
- **Viewing Highly Recommended**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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