



Lilac Cottage, The Street, Bury Saint Edmunds, IP28 6DA

**CHEFFINS**

## Lilac Cottage

The Street, Cavenham, Bury  
Saint Edmunds,  
IP28 6DA

- Semi-Detached House
- 3 Bedrooms – 1 Ensuite
- Smallholding Plot of approx. 0.40 of an Acre
- Rural Village Location
- Surrounded by open Countryside
- Private & Secluded Setting
- Double Glazed Throughout
- Detached Barn
- 3 miles from Lackford Lakes and the King's Forest

Lilac Cottage is a charming semi-detached home occupying an idyllic smallholding plot of approximately 0.40 of an acre, situated within a rural village setting surrounded by open countryside. Offering approx. 1,500 sq ft of versatile accommodation, the property features 3 reception rooms, a spacious kitchen/breakfast room, a separate pantry/utility and 3 bedrooms, including a principal bedroom with ensuite shower room. The delightful corner plot gardens are a particular feature of the property, boasting an extensive range of fruit trees and fruit bushes, a substantial vegetable patch, a polytunnel and a detached 1840's barn. Viewing is highly recommended.

3 2 3

Guide Price £585,000





## LOCATION

CAVENHAM is a small rural farming village situated in most attractive countryside and benefits from facilities including a social club and parish church with other facilities including a shop, public house and a restaurant in it's sister village Tuddenham just 2 miles away. Barrow, located approx. 5 miles away, offers useful local amenities including a primary school, shops, doctors and a pharmacy. The village also benefits from excellent road connections via the A14 and A11 dual carriageways, Bury St Edmunds being just 5 miles west, the horse racing town of Newmarket being approximately 9 miles east, the university of Cambridge again 20 miles to the east. The property is approx. 3 miles from Lackford Lakes and the King's Forest.

## ENTRANCE HALL

with entrance door, stairs leading to the first floor, radiator, under stairs storage cupboard.

## DINING ROOM/SNUG

with a red brick open fireplace, 2 radiators, uplighters, inset spotlights, French doors opening onto an outside patio seating area, double glazed window to the front aspect.

## REAR HALL

with a radiator, full length double glazed windows to the rear, a double glazed door opening onto the outside patio seating area.

## CLOAKROOM

with a low level WC, wall mounted wash hand basin, radiator, vinyl flooring, double glazed window to the side aspect.

## LIVING ROOM

A triple aspect room with 2 double glazed windows to the side aspect, a further double glazed window to the rear aspect and double glazed French doors opening onto the outside patio seating area. A log burning stove with red brick fireplace surround, inset spotlights, 2 radiators, double doors into the lobby.

## STUDY

with double glazed French doors opening onto the rear aspect, wooden frame opening looking into the kitchen, radiator.

## PANTRY/UTILITY

with base units, built-in electric oven, space and plumbing for a washing machine, radiator, velux window.

## KITCHEN

with a range of base units with work surfaces over, 1.5 bowl stainless steel sink, oil fired Esse oven, pan tile flooring, radiator, uplighters, storage cupboard, double glazed window overlooking the gardens to the front aspect.

## FIRST FLOOR

## LANDING

with inset spotlights, large airing cupboard housing water cylinder, velux style window.

## BEDROOM 1

A dual aspect room with double glazed windows to the side and rear aspects, sloped ceiling with 2 velux style windows, radiator, built-in storage.

## ENSUITE SHOWER ROOM

with a low level WC, pedestal wash hand basin, large shower cubicle, inset spotlights, radiator.

## BEDROOM 2

A dual aspect room with double glazed windows to the front and rear aspects with fitted blinds, cast iron fireplace with quarry tiled hearth, built-in wardrobe, radiator.

## BEDROOM 3

with a radiator, exposed red brick chimney breast, built-in storage cupboard, double glazed window to the front aspect, further double glazed window to the rear aspect.

## FAMILY BATHROOM

with a side panel bath with shower over and glass screen, low level WC, pedestal wash hand basin, radiator, loft access, vinyl flooring, double glazed window to the front aspect.

## OUTSIDE

Occupying a generous corner style plot and enclosed by mature hedgerow borders, the property enjoys a wonderfully private and secluded setting. A picket gate opens onto the beautifully tended front garden with a range of flower bed borders and established shrubs.

A 5 bar gate gives access to a spacious driveway providing ample parking for several vehicles, together with access to the detached barn.

Extending to approximately 0.40 of an acre, Lilac Cottage offers an idyllic smallholding lifestyle with an impressive selection of fruit trees including pear, apple and plum, alongside a variety of fruit bushes such as blackberry, blackcurrant, red and white currants, gooseberry, tayberry and loganberry. The grounds are further enhanced by a polytunnel, large vegetable patch, log store and a number of mature trees, creating a wonderful outdoor environment. Adjoining the property is a beautiful

York stone patio with raised red brick planters with steps rising to the remainder of the garden.

## DETACHED BARN

A large timber built barn dating back to the 1840's with a vaulted ceiling and separate electrics.

## SALES AGENTS NOTES

Tenure - Freehold  
Council Tax Band - D  
Property Type - Semi-Detached  
Property Construction - Brick & Block  
Square Footage - 1,530  
Parking - Ample space to park on the driveway

## Utilities / Services:

Electric, Water, Sewerage Supply - Mains  
Heating sources - Oil fired heating  
Broadband Connected - No  
Broadband Type - FTTP  
Mobile Signal/Coverage - Yes

## Flood risk - Low

Planning Permission - Please refer to the West Suffolk council website for any local planning applications.

Please note the property has a flying freehold as the neighbours room is over the kitchen.

The property benefits from a right of way over the neighbours driveway to walk across into the village.

We have been made aware this property contains restrictive covenants - please refer to the land registry title for more information.

The vendor has made us aware that, to the best of their knowledge, there is no asbestos or unsafe cladding present at the property and the property is not at risk of collapse.

The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			71
(55-68) <b>D</b>		43	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £585,000  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - West Suffolk

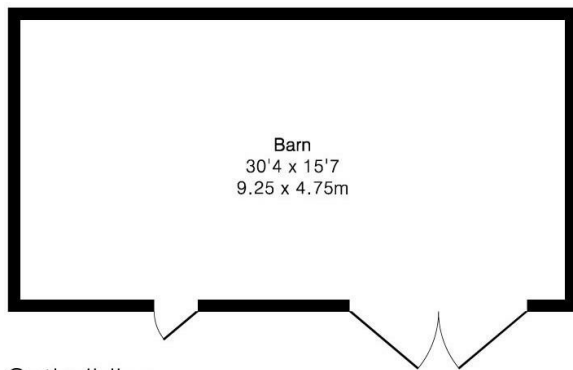


**Approximate Gross Internal Area 1530 sq ft - 142 sq m  
(Excluding Outbuilding)**

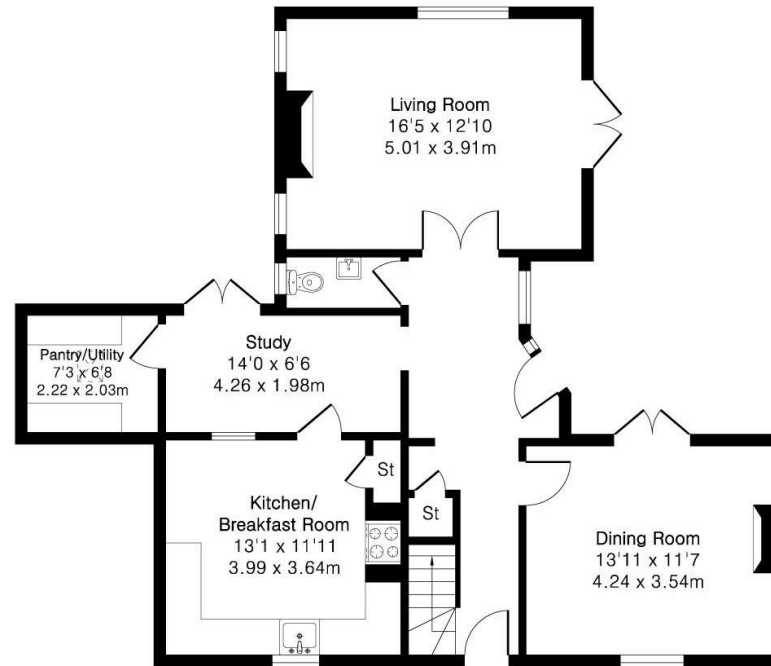
Ground Floor Area 855 sq ft – 79 sq m

First Floor Area 675 sq ft – 63 sq m

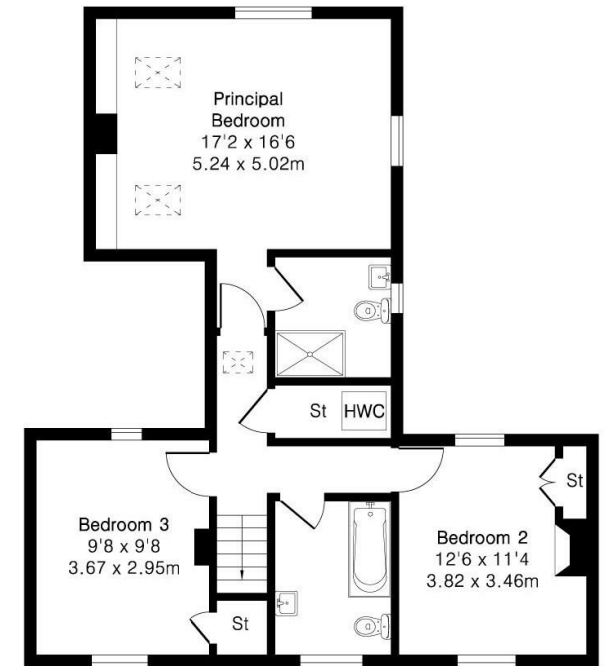
Outbuilding Area 473 sq ft – 44 sq m



Outbuilding



Ground Floor



First Floor



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.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

