



DAVID
BURR

Stable Cottage

Creting St Mary, Suffolk

A charming detached two-bedroom cottage offering single-storey living, an established garden and an attractive Suffolk countryside setting.



Property Summary

A delightful home in a rural setting.

Stable Cottage is a charming detached single-storey home occupying an attractive position within the Suffolk countryside. Set apart from the neighbouring properties, the cottage enjoys a pleasing sense of independence, complemented by its own established garden and views across the surrounding landscape.

The accommodation is comfortably arranged and includes a sitting room, kitchen, two bedrooms and useful utility space, creating an appealing and manageable home particularly well suited to those seeking the convenience of single-storey living.

Its combination of character, garden and countryside surroundings creates a home that feels distinctly rural, while remaining within easy reach of nearby towns and amenities.



Key Features

Charming detached cottage

Single-storey accommodation

Two bedrooms

Comfortable sitting room

Separate utility room

Established private garden

Attractive countryside views

Delightful rural setting



ACCOMMODATION

Comfortable single-storey living.

The accommodation at Stable Cottage is arranged entirely on one level, providing a practical and comfortable layout that makes the most of its manageable proportions.

The sitting room forms the principal reception space and provides a welcoming room for everyday living, while the adjoining kitchen is conveniently positioned to serve the accommodation. A separate utility room provides useful additional space away from the main living areas.

There are two bedrooms, giving the cottage a degree of flexibility for those requiring guest accommodation, a study or dedicated home-working space alongside the main bedroom. A bathroom completes the accommodation.

Throughout, the cottage has an appealing simplicity to its arrangement, with all of the principal rooms conveniently positioned on a single floor.



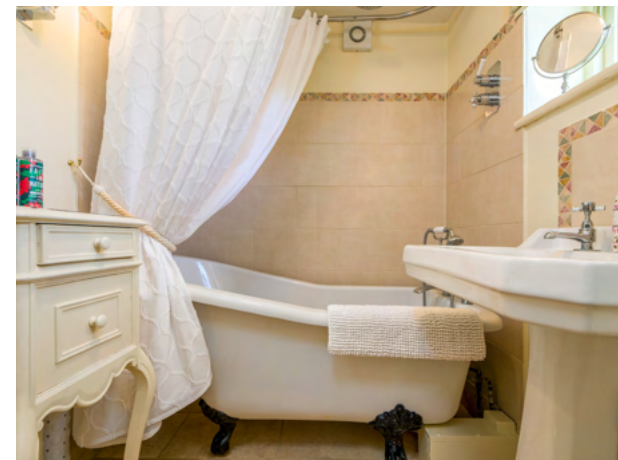
Lifestyle

Countryside living on a manageable scale.

Stable Cottage offers an appealing alternative for those who want to enjoy a rural Suffolk setting without the demands of a substantially larger country property.

Its detached position, two-bedroom accommodation and single-storey arrangement make it an easily managed home, while the garden provides enough outside space to enjoy the setting without overwhelming the property itself.

Whether enjoying the garden during the summer months or returning home to the cottage after exploring the surrounding countryside, Stable Cottage offers an appealing balance of rural living, comfort and convenience.



Outside

An established garden surrounded by countryside.

Stable Cottage is complemented by its own established garden, providing an attractive outdoor setting and an enjoyable extension of the living accommodation.

Areas of lawn are accompanied by mature planting and established trees, creating a relaxed garden with space for outdoor seating, dining and entertaining. The countryside beyond provides an attractive backdrop, reinforcing the cottage's sense of connection with its rural surroundings.

The combination of a detached home, its own garden and the surrounding Suffolk landscape is an important part of Stable Cottage's appeal.



Location

Connected countryside living.

Creting St Mary is one of Suffolk's quietly desirable rural villages — offering a balance of countryside surroundings and excellent accessibility.

The nearby towns of Needham Market and Stowmarket provide a good range of everyday amenities and rail connections, with Stowmarket Station offering direct mainline services to London Liverpool Street in approximately 90 minutes. Ipswich, Bury St Edmunds, Norwich and Cambridge also remain easily accessible.

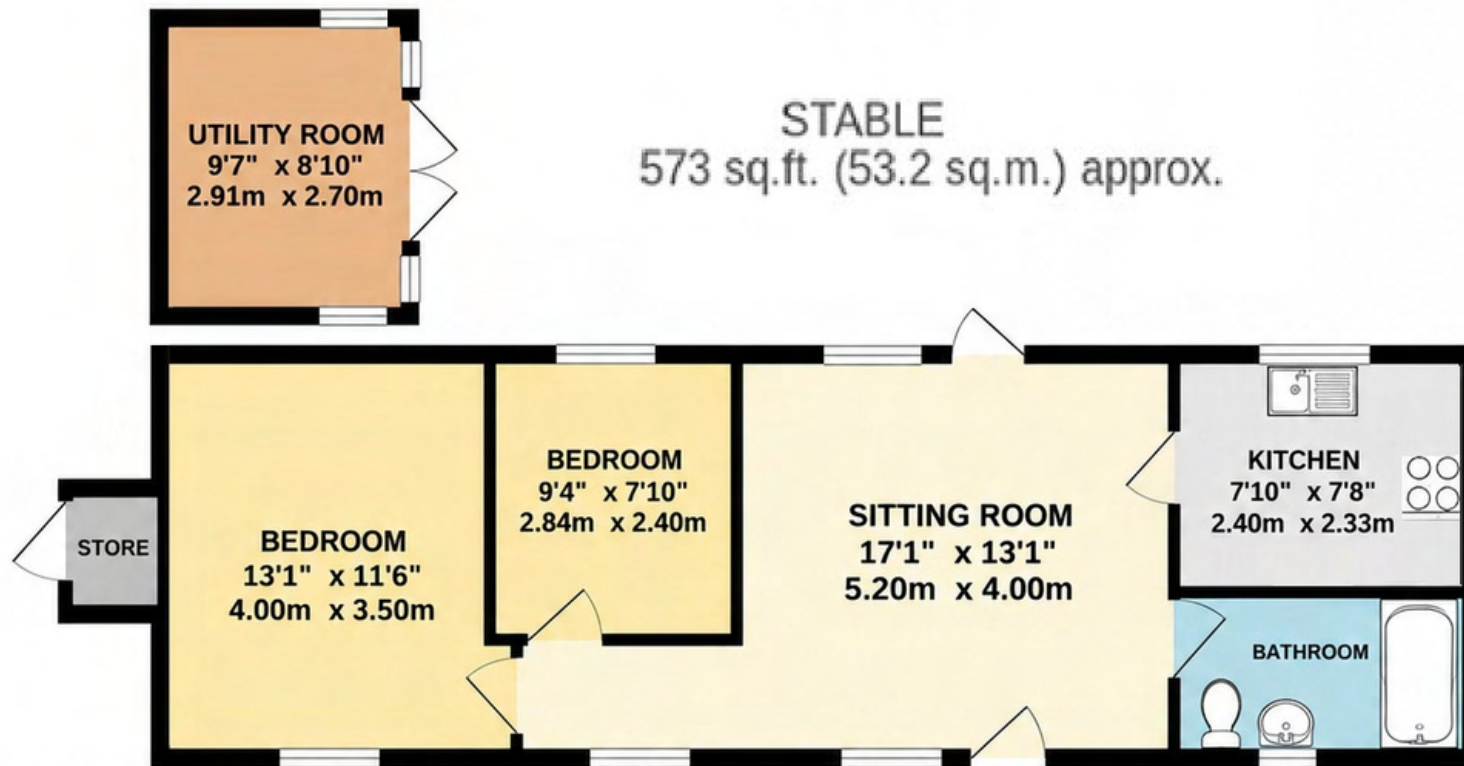
The area is well regarded for schooling, with access to Debenham High School alongside a selection of respected independent schools including Old Buckenham Hall, Orwell Park, Culford and Woodbridge School.

Approximate distances:

- Needham Market – 2.5 miles
- Stowmarket – 4 miles
- Ipswich – 10 miles
- Bury St Edmunds – 20 miles
- Cambridge – 40 miles



Floorplan



AGENTS NOTE:

Stable Cottage forms part of the wider Upper Langdales holding, which is being divided and offered for sale in separate lots. As part of this process, certain services currently shared across the wider property are to be separated or subject to new arrangements. These include electricity, water, oil and drainage. Prospective purchasers should be aware that specific obligations and contributions relating to these services will apply and further details will be provided by the vendor's solicitor.

In particular, the purchaser of Stable Cottage will be responsible for installing a new independent drainage system and disconnecting the property from the existing shared system.

Property information

Mid Suffolk District Council - B

EPC Rating: D

Tenure: Freehold

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.

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