

DAVID  
BURR



## Granby Cottage

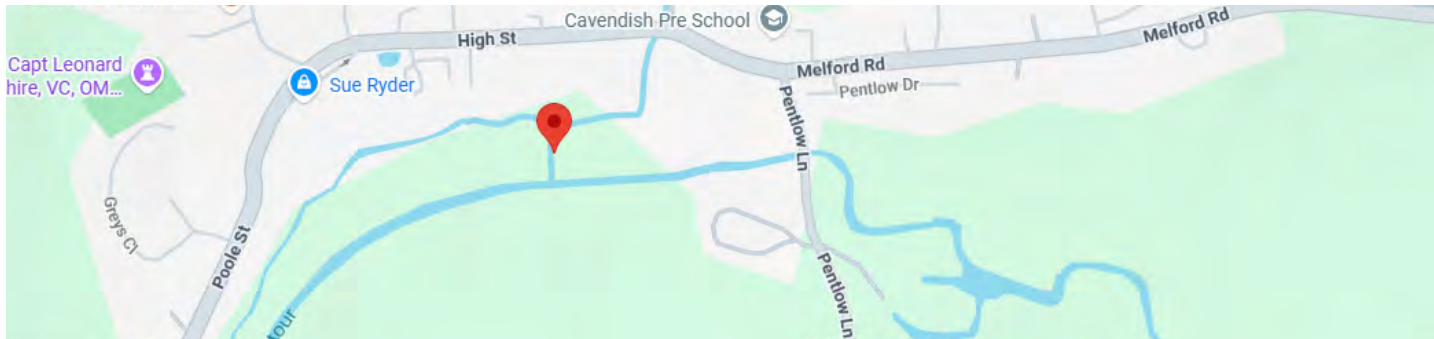
Cavendish, Suffolk

# Granby Cottage

High Street, Cavendish, Suffolk CO10 8AR

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This splendid Victorian house offers elegant versatile living accommodation in the heart of one of East Anglia's most highly regarded villages, with considerable character (fireplaces, high ceilings, decorative cornicing) and a delightful south facing garden.



- Charming Victorian cottage.
- Situated in a sought after village location
- Original character features whilst enjoying modern luxuries
- South facing rear gardens.

DAVID  
BURR

Telephone 01787 277811  
Email [clare@davidburr.co.uk](mailto:clare@davidburr.co.uk)



## INTERIOR

The property enjoys a substantial feel in the original part of the property, with 9" ceilings, deep skirting and decorative cornicing. A prominent reception room with an open fire place and French doors opening to another charming reception room currently utilized as a dining room. An elegant country kitchen with views over the garden, as well as a study / 4th bedroom and a shower room make up the ground floor accommodation.

### FIRST FLOOR

The first floor landing enjoys a sash window overlooking the front and a useful linen cupboard and provides access to 3 double bedrooms 2 of which enjoy built in storage and the family bathroom is stylishly appointed.

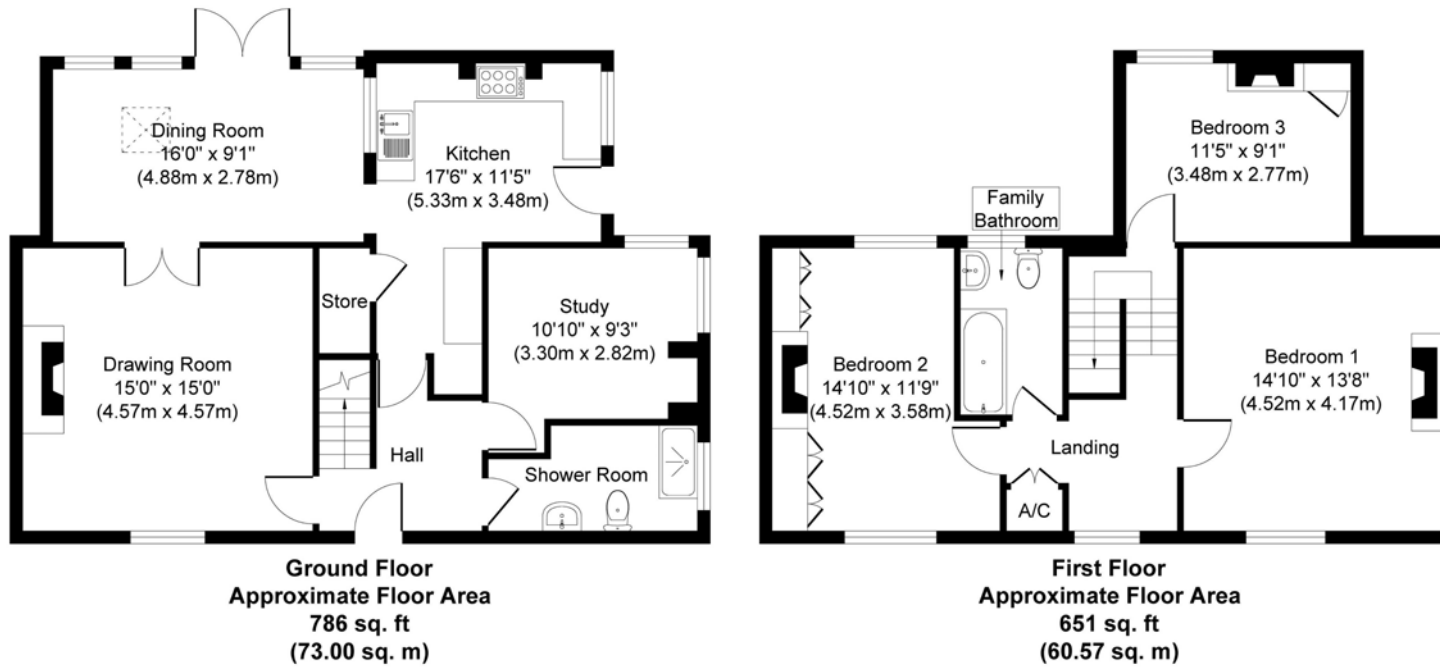


## EXTERIOR

These charming partly walled gardens are a lovely feature of the property with a predominantly south west facing aspect to take advantage of the afternoon and evening sunshine. A large terrace offers the opportunity for alfresco dining and the summer house is another lovely feature with light and power connected.



# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Cavendish, Suffolk

Cavendish is one of the prettiest villages in Suffolk. Its 100 year-old village green is at the heart of the village. Amenities include parish church, pre-school, primary school, shops, cafe, two public houses and Spa/Health club. The village is surrounded by wonderful countryside and walks. A wider range of facilities can be found at nearby Clare (2 miles). The market town of Sudbury with its commuter link to London Liverpool Street is about 6 miles away and the Cathedral town of Bury St Edmunds with its comprehensive amenities, about 14 miles. Stansted airport is a 45 mins drive.

## Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Gas-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: D. £2,351.47,

PROPERTY POSTCODE: CO10 8AR

TENURE: Freehold.

CONSTRUCTION TYPE: Brick

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 mpbs upload.  
Telephone Signal: Yes.

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

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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 whatsoever 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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**Bury St Edmunds**  
01284 725525  
[bury@davidburr.co.uk](mailto:bury@davidburr.co.uk)

**Castle Hedingham**  
01787 463404  
[hedingham@davidburr.co.uk](mailto:hedingham@davidburr.co.uk)

**Clare**  
01787 277811  
[clare@davidburr.co.uk](mailto:clare@davidburr.co.uk)

**Holiday lets**  
01787 888698  
[support@davidburrholidaylets.co.uk](mailto:support@davidburrholidaylets.co.uk)

**Leavenheath**  
01206 263007  
[leavenheath@davidburr.co.uk](mailto:leavenheath@davidburr.co.uk)

**Long Melford**  
01787 883144  
[melford@davidburr.co.uk](mailto:melford@davidburr.co.uk)

**Newmarket**  
01638 669035  
[newmarket@davidburr.co.uk](mailto:newmarket@davidburr.co.uk)

**Woolpit**  
01359 245245  
[woolpit@davidburr.co.uk](mailto:woolpit@davidburr.co.uk)

**London SW1**  
0207 839 0888  
[london@davidburr.co.uk](mailto:london@davidburr.co.uk)