



Mole Cottage Burthorpe Green, Barrow

In Excess of £475,000

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Mole Cottage Burthorpe Green

Barrow, Bury St. Edmunds

- Superbly located detached cottage
- Within easy reach of amenities and the A14
- Characterful accommodation set in large gardens
- Oil central heating, sealed unit glazing, solar panels
- Living room, dining room, orangery
- Kitchen, breakfast room, utility, sun room, wet room
- Principal bedroom with en-suite shower room
- 2 Further bedrooms, family bathroom
- Superb first floor balcony/terrace with glorious views

Believed to date back to around 1900, this surprisingly spacious, extended and much improved detached cottage offers a wealth of character together with beautifully presented accommodation.

Set within generous gardens and enjoying superb far-reaching views across open farmland, the property is considerably larger than its exterior might suggest. The accommodation includes a good-sized living room, separate dining room, kitchen, breakfast room and orangery, together with three bedrooms, including a principal bedroom with en-suite.

A particular highlight is the large balcony, providing a wonderful space for relaxing or entertaining while taking full advantage of the countryside views. Despite its semi-rural setting, the property is conveniently close to the excellent range of amenities in Barrow, with easy access to the A14 and the historic market town of Bury St Edmunds just five miles away.

With parking, a garage and a truly charming interior, this really is a 'must see' home.



In more detail the property comprises:

Orangery/Study

11' 11" x 9' 5" (3.62m x 2.88m)

Serving as the main entrance to the cottage, this light filled room enjoys views over the gardens and neighbouring fields. It includes a skylight, a study area and gives access to the store room and is open plan to the breakfast area.

Boot Room

9' 8" x 4' 1" (2.95m x 1.25m)

Leading off the orangery, this room is ideal for storage or as a small inside workshop.

Breakfast Area

9' 11" x 8' 4" (3.01m x 2.54m)

With a fitted breakfast bar and window overlooking open countryside. Built-in cupboard.

Kitchen

12' 3" x 11' 1" (3.73m x 3.37m)

The kitchen includes a range of fitted storage, worktop surfaces and appliance space. There is a connecting door to the utility room and a built-in under stair cupboard.

Inner lobby

This area connects the wet room, dining room and living room.

Wet Room/Shower Room

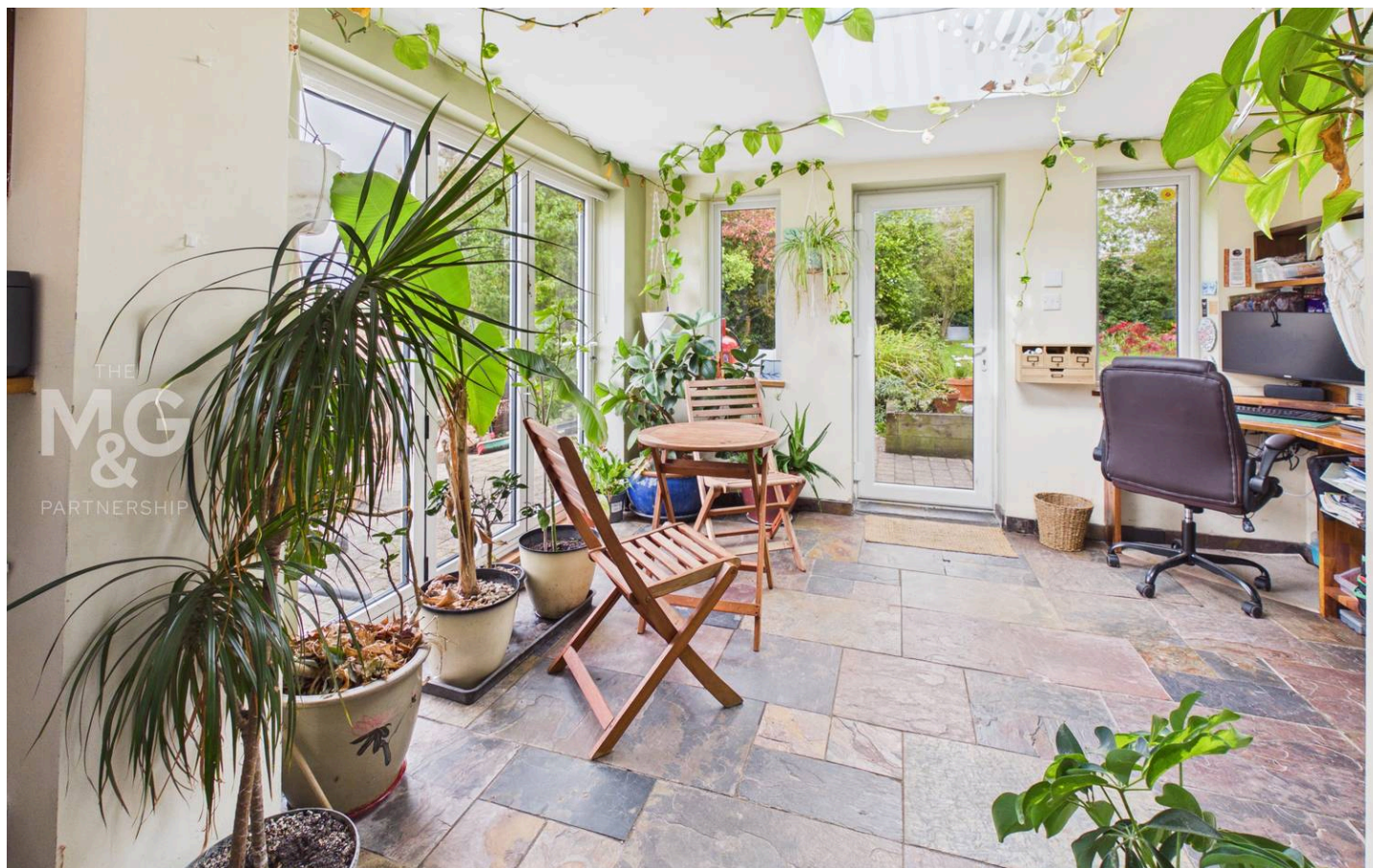
6' 6" x 6' 2" (1.99m x 1.87m)

A stylish fully tiled shower room/wet room with skylight.

Dining Room

21' 1" x 11' 7" (6.43m x 3.54m)

A generously proportioned dual aspect room providing the perfect space for entertaining.



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Living Room

27' 4" x 10' 11" (8.33m x 3.34m)

This spacious reception room is part divided by a central fireplace with an inset wood burner. This provides two comfortable living spaces and includes patio doors to the garden and a staircase to the first floor.

Utility Room

11' 4" x 6' 11" (3.46m x 2.11m)

A useful utility room with appliance space – perfect for muddy boots and muddy paws! Door to sun room.

Sun Room

7' 9" x 7' 6" (2.35m x 2.28m)

Serving as a sun room, rear porch and ideal drying area for wet days.

First floor Landing

With a window and exposed timbers giving access to the bathroom and all three bedrooms.

Principal Bedroom

13' 7" x 11' 7" (4.13m x 3.52m)

A fantastic dual aspect room, with French doors leading out to the balcony. This room includes an en-suite shower room and walk in dressing room.

En Suite Shower Room

Bedroom 2

10' 3" x 8' 11" (3.13m x 2.71m)

A comfortable and bright double bedroom with garden views and a range of fitted wardrobes.

Bedroom 3

9' 7" x 8' 11" (2.91m x 2.72m)

A dual aspect room with far reaching views and fitted shelving.



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Bathroom

Including a free standing rolled topped bath.

Balcony

A sizable balcony terrace, with glazed side panels. This area can be accessed from both the principal bedroom or via a spiral staircase in the garden. It sits over the area of the store room, orangery, shower room and breakfast room - so is large enough for outdoor seating and dining. With superb views over the adjoining countryside and gardens, this is the perfect space to enjoy sun rises, sun sets and everything in between.

Garage

15' 0" x 11' 5" (4.57m x 3.48m)

The detached timber framed garage is located at the far end of the garden and is currently being used for storage.

Gardens

In addition to the garage there is further parking to the front of the house with space for at least three cars. The overall plot is triangular in shape and is believed to extend to around one third of an acre (sts). The gardens are beautifully established and include a raised pond, lawn and a wide variety of shrubs and trees.

The gardens on the south side of the cottage are again very private and include a variety of shrubs, a shed and a greenhouse. A pathway connects the two main areas of garden and includes a sheltered terrace with the spiral staircase giving access to the balcony. Without doubt, a prime advantage of the gardens are the lovely countryside views and sense of privacy.

Agents Notes

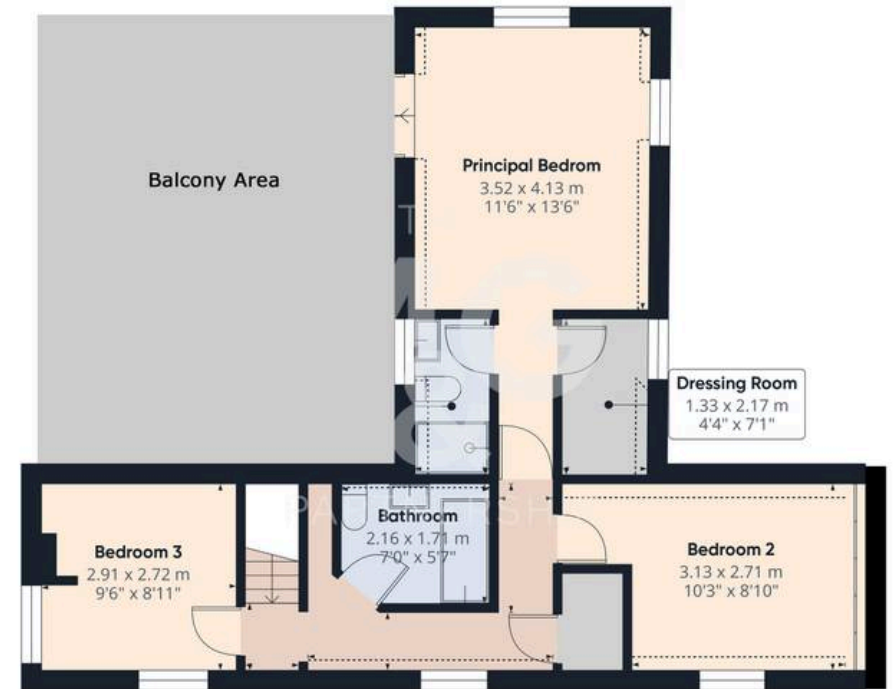
Services: Mains water, electricity and drainage. Roof-mounted solar panels with 2.8 KW PV system with 4.7 KW battery Oil heating

Energy Rating: D Council Tax - Band D - West Suffolk Broadband: Ofcom states Ultrafast is available Mobile: Ofcom states all providers are likely





Floor 0 Building 1



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