



**Black Swan House,
Wattisfield, Suffolk**

**DAVID
BURR**



Lodge Cottage, Hill Farm Lane, Drinkstone, IP30 9SY

Drinkstone is a quiet, unspoilt village surrounded by beautiful countryside and a wonderful network of footpaths, situated in the heart of mid-Suffolk. Located approximately 6 miles southeast of Bury St Edmunds and 7 miles from Stowmarket, the village offers a peaceful rural lifestyle while remaining accessible to nearby towns. The community is active and welcoming, with a village hall hosting various clubs and activities. The surrounding area is characterised by arable farmland, much of which has been reclassified for equestrian use, contributing to the picturesque landscape.

Lodge Cottage offers the quintessential Suffolk lifestyle, combining period character with modern family living in a beautifully rural setting. Surrounded by open countryside and set within gardens approaching one third of an acre, the property provides a sense of space, privacy and connection to the landscape, while the flexible accommodation and exceptional outbuildings make it equally suited to family life, home working or multi-generational living.

A thoughtfully extended Suffolk cottage in a truly enviable rural setting.

Key Features

- **Attractive period timber-framed Suffolk cottage**
- **Four bedrooms, including principal suite with en-suite**
- **Flexible living space with dual-aspect wood-burning stove**
- **Gardens approaching one third of an acre with countryside views**
- **Recently built double garage/workshop with first-floor room**
- **Potential for annexe-style accommodation (subject to planning)**

Enjoying a wonderfully rural setting with open countryside views, Lodge Cottage is a particularly attractive period timber-framed Suffolk cottage which has been thoughtfully extended and improved over the years to create a well-balanced and versatile family home, set within grounds approaching one third of an acre.

The accommodation is both generous and flexible, blending traditional character with modern living. At the heart of the home lies a well-appointed

contemporary kitchen, which opens seamlessly into a spacious dining and sitting area. A striking central open fireplace with dual-aspect wood-burning stove serves both spaces, creating a warm and inviting focal point ideal for everyday family life and entertaining alike.

In addition, there is a further substantial living room, which opens directly into the conservatory. From here, uninterrupted views extend across the beautifully maintained gardens and onward over open countryside, offering a peaceful and ever-changing outlook throughout the seasons. The ground floor is completed by a spacious entrance hall, cloakroom and a practical utility room.

The first floor provides four well-proportioned bedrooms, including a principal bedroom with built-in wardrobes and a stylish en-suite shower room, alongside a family bathroom serving the remaining bedrooms.

Outside, the gardens are a particular highlight, extending to approximately 0.33 acres. Predominantly laid to lawn with established beds and borders, the gardens enjoy a high degree of privacy and are perfectly positioned to take advantage of the surrounding rural views. A paved terrace, accessed from the conservatory, provides an ideal setting for outdoor dining and entertaining.

A sweeping driveway offers parking for multiple vehicles and leads to a recently constructed double garage/workshop with Cart Lodge and log store,

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above which is a purpose-built first-floor room. It is understood this space offers excellent potential for ancillary or annexe-style accommodation, subject to the necessary planning permissions.

Lodge Cottage combines period charm, modern comfort and exceptional outdoor space, making it a rare opportunity within this sought-after Suffolk village setting.

SERVICES: Mains water and electricity. Oil fired central heating. Private drainage.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council

COUNCIL TAX: Band E

EPC RATING: TBC

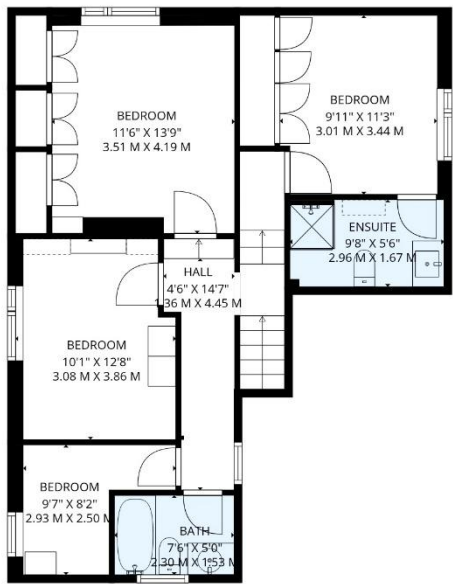
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BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

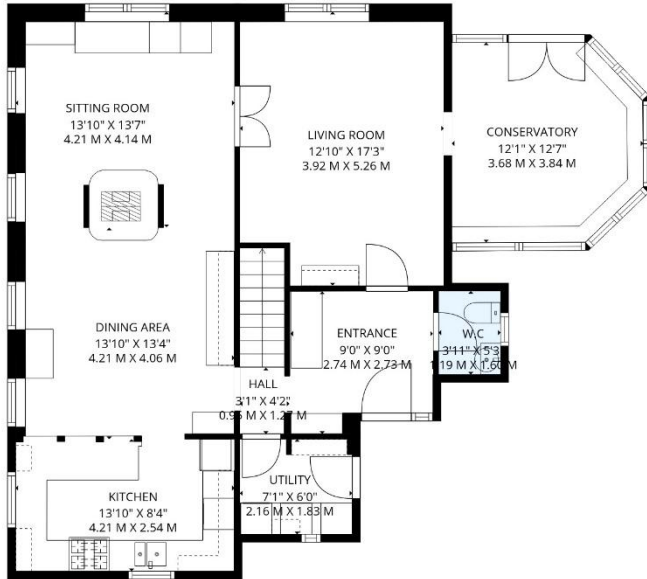
VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245







2ND FLOOR

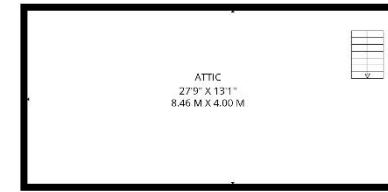


1ST FLOOR

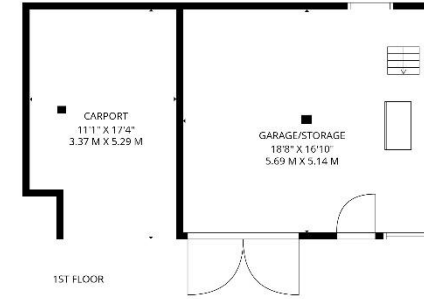
TOTAL: 1723 sq. ft, 160 m2

1st floor: 991 sq. ft, 92 m2, 2nd floor: 732 sq. ft, 68 m2

EXCLUDED AREAS: UTILITY: 42 sq. ft, 4 m2, WALLS: 147 sq. ft, 14 m2



2ND FLOOR



TOTAL: 0 sq. ft, 0 m2

1st floor: 0 sq. ft, 0 m2, 2nd floor: 0 sq. ft, 0 m2

EXCLUDED AREAS: GARAGE/STORAGE: 316 sq. ft, 29 m2, CARPORT: 184 sq. ft, 17 m2, LOW CEILING: 226 sq. ft, 21 m2, ATTIC: 138 sq. ft, 13 m2, WALLS: 92 sq. ft, 9 m2

All Measurements Are Approximate, This Floor Plan Is A Guide Only. Produced By Dcgp.



