



**Malting Cottage,
Cross Green, Cockfield, Suffolk.**

**DAVID
BURR**



MALTING COTTAGE, COCKFIELD, BURY ST. EDMUNDS, SUFFOLK. IP30 0LG

Cockfield is a charming Suffolk village consisting of nine greens and hamlets spread around the undulating countryside North of Lavenham. Local amenities include a pub, a primary school, two Churches and shop/Post Office while just 7 miles away is the Cathedral town of Bury St Edmunds which offers a further range of amenities and exceptional transport links.

This charming cottage offers considerable character (fireplaces, cornicing, etc) and occupies a discreet position within this well-regarded village. The property has the benefit of ample off-road parking, a generous garden and a studio. **In all about 0.21 acres.**

A charming cottage with a generous garden.

SITTING ROOM: Casement windows overlook the garden in one direction and a wall of glass incorporating double doors providing access onto gravel terracing with decking beyond. Extensive fitted shelving, storage cupboards and a central fireplace that is home to a log burning stove on a Suffolk white brick hearth.

DINING ROOM: A versatile space with a central ceiling rose, views over the garden and offering potential to be a snug, playroom, study, etc. Open fireplace with ornate Victorian surround and slate tiled hearth.

KITCHEN/DINING/LIVING ROOM: An exceptional space at the rear of the house with double doors opening to the garden and an attractive tiled floor running throughout. The dining/living area has a fireplace with ornate surround. Further recessed area currently utilised as a **study space**. The kitchen/breakfast area has an extensive range of attractive matching units with central island. Worktops incorporate a single drainer sink unit with vegetable drainer and mixer tap over. There is a space/point for electric range/oven, gas hob to side and extractor fan over. Space for full height fridge/freezer. Shelved pantry cupboard and door to:-

BOOT ROOM: Tiled floor and stable door to garden. Door to:-

UTILITY/CLOAKROOM: Plumbing for washing machine, WC and wash hand basin.

First Floor

LANDING: Access to loft storage space. Shelved linen cupboard, further storage cupboard and doors to:-

BEDROOM 1: With a high ceiling, views over the garden. Access to loft.

BEDROOM 2: Overlooking the garden.

BEDROOM 3: Overlooking the garden.

FAMILY BATHROOM: A light room with views over the garden and a roll top slipper bath with period style fittings and shower attachment. Large fully tiled shower cubicle, WC and wash hand basin. Fireplace (presently sealed) with pretty surround.

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Outside

Double gates open to a large gravel drive which provides ample **OFF-ROAD PARKING** and is bordered by a pretty brick and flint wall. This area would be an ideal space for a **DOUBLE CART LODGE** (subject to the necessary planning consents).

The generous rear garden has been divided into distinct areas with a large area of decking designed with entertaining/dining Alfresco in mind. There is a purpose-built **SUMMER HOUSE/STUDIO** with good natural light, light and power connected. Electric vehicle charging point.

In all about 0.21 acres.

AGENTS NOTE

The driveway leading to the property is within a conservation area.

SERVICES: Main electricity and water are connected. Private drainage. Wood pellet central heating system. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: D.

EPC RATING: Awaiting report.

BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

MOBILE COVERAGE: EE – good outdoors. (Source Ofcom).

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WHAT3WORDS: ///send.anchorman.warm.

VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St Edmunds 01284 725525.

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Approximate Area = 1292 sq ft / 120 sq m
Outbuilding = 68 sq ft / 6.3 sq m
Total = 1360 sq ft / 126.3 sq m

For identification only - Not to scale



