



WHITEGATE COTTAGE ANNEXE
Drinkstone | Bury St. Edmunds | Suffolk





Bright and airy studio living enhanced by two roof lights and thoughtfully designed maximisation of space

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DRINKSTONE | BURY ST. EDMUNDS | SUFFOLK

- Newly built & well-insulated detached studio annexe situated in historic grounds includes Council Tax, Water, Sky & Wifi
- Excellent location in a quiet rural village, facilitating the ideal commute for A14 access & Stowmarket mainline rail link
- Cleverly designed to maximise space & enhance light with a pair of roof lights
- RAF Lakenheath & Mildenhall are easily commutable within 25 mins
- Highly appointed modern kitchen & fully tiled shower room
- Privacy venetian blinds fitted throughout, to include black-out blinds
- Gated off-road private secure parking



Newly converted detached studio annexe nestled in a tranquil semi-rural setting with off-road parking

Positioned in the grounds of a historic cottage built during the reign of King Charles I in the mid 1600s, this detached studio annexe has recently been meticulously designed and built to a high standard. Of particular note is the maximisation of space, rural tranquillity, modern kitchen and shower room- all combine to offer easy living in a charming village.

The property is pleasantly set back from the road, enveloped by landscaped grounds with a seating area providing views across the front garden towards the babbling brook beyond framed by mature specimen trees. The property benefits from easily accessible gated off-road private secure parking on an expanse of gravel.

Conveniently located betwixt Bury St. Edmunds and Stowmarket (8 miles), the latter with its mainline rail connectivity, and south of the A14 to provide excellent access to the University City of Cambridge, heritage coastline and Central London via the A11/M11. Whitegate Cottage Annexe is quietly situated in the semi-rural village of Drinkstone while nearby Rattlesden offers a celebrated gastropub 'The Brewers' and many village amenities. Neighbouring Woolpit (0.5 mile) has a thriving local business community: The Bull Inn public house, Co-op village store with post office, two tea rooms, fish and chip shop, beauticians, dentists, GP surgery, pharmacy, gallery and antiques store. Refer to our Situation page to discover Suffolk.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

Whitegate Cottage displays extremely well-considered features for the enjoyment of tenants following a comprehensive design and new build to the highest of standards. The versatile and well-appointed accommodation measures approximately 203 ft² (18.9 m²).

ENTRANCE HALL

An attractive part glazed stable-style door opens into the entrance hall which in turn is open-plan to the studio living space. Door to shower room.





Well-equipped kitchen area

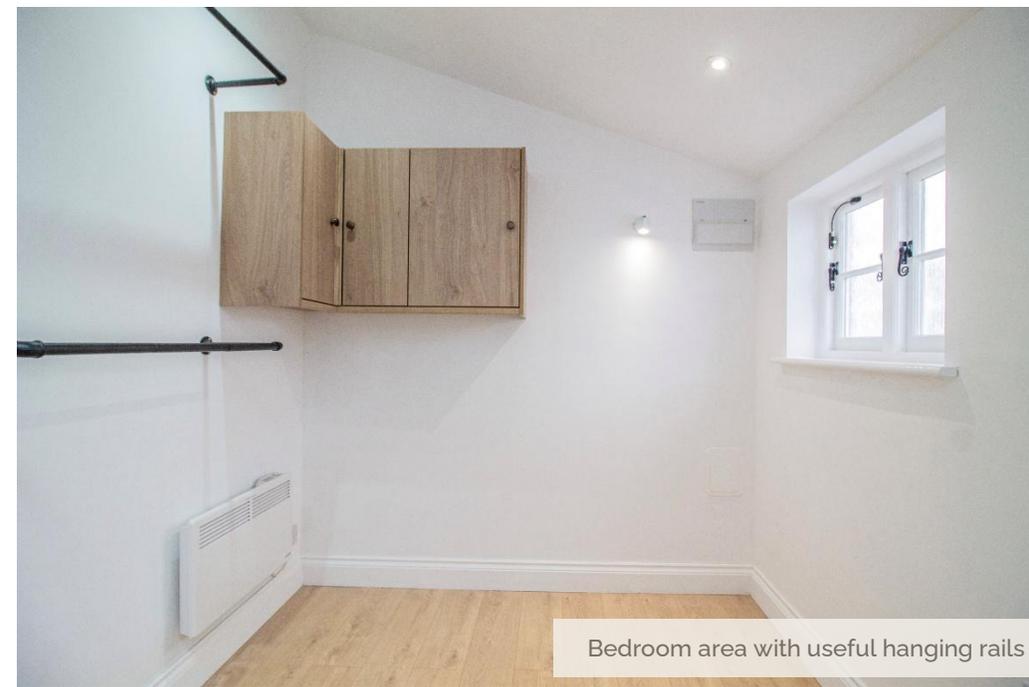
KITCHEN / DINING / LIVING AREA

Walk into a light-filled double aspect kitchen/living/dining space crowned by a pair of rooflights. The well-designed contemporary kitchen area has wall-mounted and base cabinetry with wood effect work surfaces and tiled splashbacks. Brand new appliances include below counter fridge, washing machine, oven/grill, four ring electric hob and cooker hood with a further extractor fan. The other end of the space has a is fitted with TV and Sky points. Recessed lighting. Panel heaters. Wood floor throughout.



BEDROOM

Bedroom area with reading light, hanging rails and wall-mounted cupboard storage.



Bedroom area with useful hanging rails

SHOWER ROOM

This sumptuous fully tiled shower room is fitted with a corner shower cubicle with adjustable hose, pedestal basin with mixer tap and mirrored wall-mounted vanity unit. Extractor fan. Heated towel rail. Recessed lighting.



Shower room



Gated off-road parking



Illuminated outdoor seating area



DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town. Ideally placed to offer a fantastic lifestyle to visiting forces based at RAF Lakenheath and RAF Mildenhall.

Horseracing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

SITUATION



(A14)
 Newmarket 1 mile
 Ipswich 18 miles
 Cambridge 25 miles
 28 miles



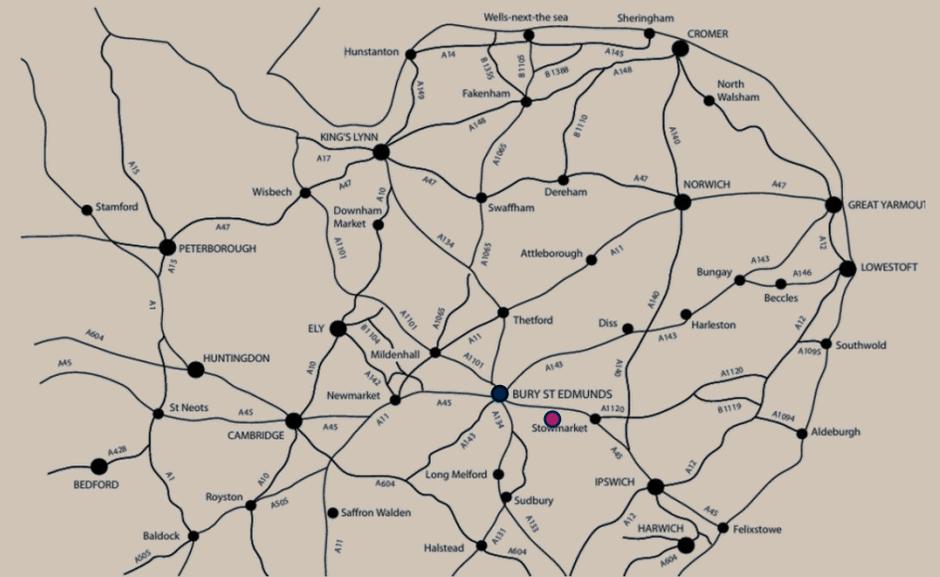
Aldeburgh (Suffolk Heritage Coast)
 (1 hr 10 mins / 46.5 miles)



From Bury St. Edmunds
 London Kings Cross (105 mins)
 London Liverpool Street (110 mins)
 Cambridge (50 mins)



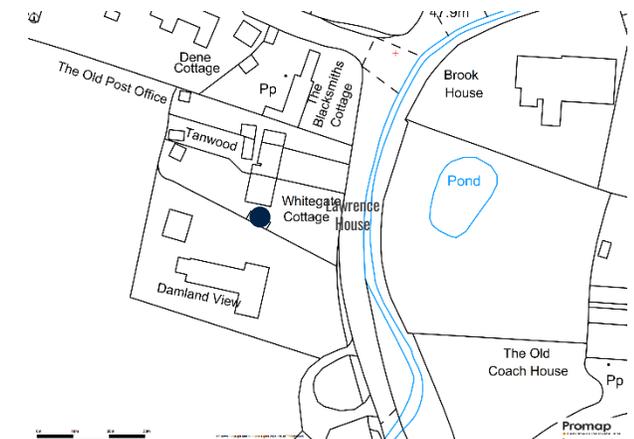
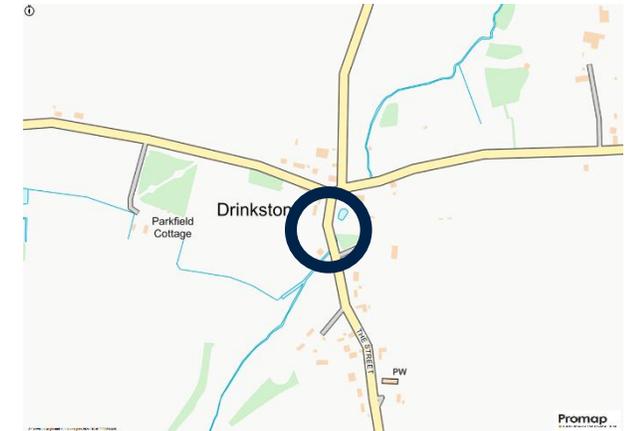
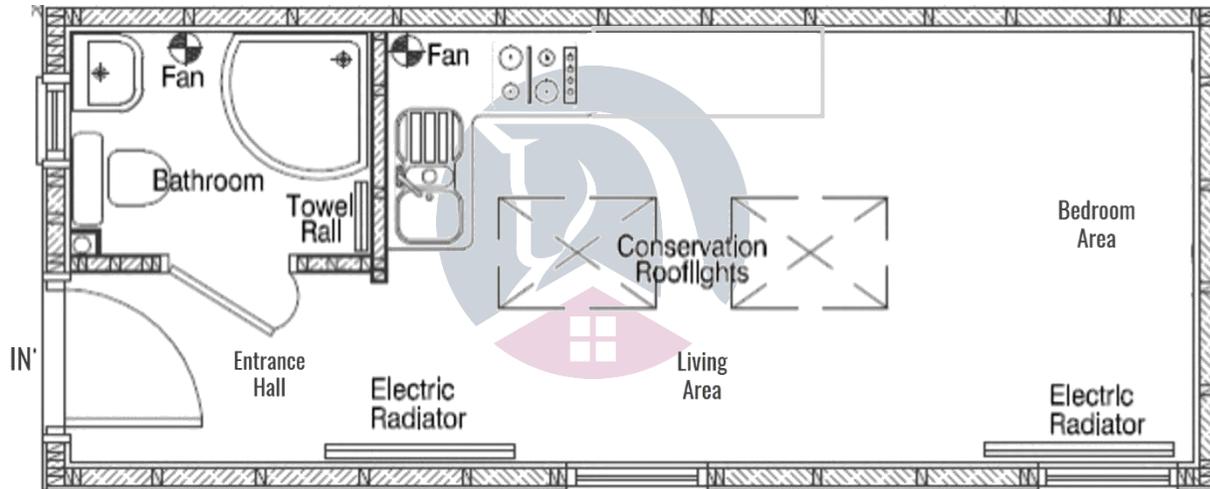
From Bury St. Edmunds
 London Stansted Airport (48 mins / 51 miles)
 Heathrow Airport (2hrs / 105 miles)



FLOORPLAN

Approximate Gross Internal Area (GIA)

= 203 ft² (18.9 m²)



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

GENERAL INFORMATION

TENURE

The property is offered to rent and is available now.

SERVICES

Mains electricity, drainage and water.. Electric radiators. Council Tax, Water, Sky & Wifi included.

LOCAL AUTHORITY

West Suffolk Council (01284 763 233)
EPC rating – exempt.

VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's agent: Whatley Lane.
If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.

DIRECTIONS (IP30 9SR)

From London/Cambridge/Bury St. Edmunds (by car) exit the M11 at Junction 9 and take the A11 towards Newmarket. Continue west on the A14 towards Ipswich, passing Bury St. Edmunds. Exit the A14 at Junction 47, signposted 'Ixworth' A1088. At the roundabout, take the first exit signposted 'Woolpit'. Continue along entering Woolpit for 0.8 mile and continue over the mini-roundabout and on exiting Woolpit at the junction turn right signposted 'Drinkstone'. As you descend the hill into the village turn left at the junction and Whitegate Cottage Anexe can be found 25 metres on the righthand side, marked by our distinctive *To Let* board.



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