



The Green

Flempton | Bury St. Edmunds | Suffolk | IP28 6EL

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The Green

A distinguished Grade II Listed 17th-century thatched cottage overlooking The Green, beautifully restored and enriched with exceptional character, refined craftsmanship and breathtaking views across tranquil water meadows.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Step Inside

This enchanting cottage welcomes you through a characterful reception hallway, where exposed beams, studwork and slate flooring immediately set an atmosphere of warmth and authenticity. From here, the house unfolds with an effortless sense of charm and flow.

The sitting room forms an unforgettable centrepiece, featuring a magnificent inglenook fireplace with substantial bressummer beam and a wood-burning stove set on a pamment hearth. Rich timbers, soft lighting and heritage detailing create a setting perfect for relaxing evenings or intimate gatherings. The space opens into the elegant dining room, where oak-framed bi-fold doors draw the eye out to the gardens and invite natural light throughout the day.

The kitchen/breakfast room exemplifies craftsmanship at its finest, thoughtfully designed with bespoke Davonport cabinetry, granite work surfaces and a superb Everhot electric range cooker — a harmonious blend of classic Suffolk styling and modern convenience. Rustic brick flooring and exposed joists complement the home's period fabric. Practicality is enhanced by a well-equipped utility room and a generous walk-in pantry, along with a rear porch ideal for boots and cloaks.

Two original staircases enhance the home's versatility. The main staircase leads to a spacious landing and the serene principal bedroom, where sloping ceilings, exposed timbers and a dormer window create a blissful retreat. Its luxurious en-suite bathroom features a double-ended Duravit bath set in quartz stone, alongside a rainfall shower and high-quality finishes.

A further first-floor bedroom continues the theme of rustic elegance, while the secondary staircase leads to a wonderfully private guest suite — complete with charming dormered bedroom, exposed floorboards, walk-in storage and a stylish bathroom with roll-top claw-foot bath. A ground-floor study or fourth bedroom, complemented by a contemporary shower room, provides valuable flexibility for guests, home working or multigenerational living.

Throughout, the home blends centuries-old character with thoughtful, sustainable enhancements, including a biomass pellet heating and hot water system.





Step Outside

Set in approximately 0.38 acres of beautifully established grounds, the cottage enjoys an exceptional position overlooking The Green with south-facing views toward the church. The front garden is gently landscaped with a sweeping lawn, mature beds and seasonal planting — including a flowering cherry that provides exquisite colour year-round.

A private driveway leads to an expansive brick-paved courtyard and parking area at the rear, where a detached double garage stands under a traditional pantiled roof. The garage benefits from light, power, twin electric roller doors and houses the Bio Tech biomass heating system.

The rear gardens open out onto generous lawns framed by mature shrubs, specimen trees and beautifully curated borders. Brick-paved terraces provide perfect spots for outdoor dining and entertaining. A raised feature pond offers a peaceful focal point, and a timber garden shed provides practical storage. Beyond the rear boundary, uninterrupted views stretch across the water meadows toward Lackford Lakes — a truly idyllic backdrop, rich in wildlife and delivering an enduring sense of rural tranquillity.



Location

Flempton is one of West Suffolk's most picturesque and historically significant villages. Its origins trace back to Flemish settlers recorded in the Domesday Book, and the village retains a timeless rural charm centred around The Green and the Grade II listed St Catherine's Church.

Surrounded by nature, the village sits close to the River Lark and offers immediate access to scenic walks, wildlife-rich landscapes and celebrated attractions such as Lackford Lakes and West Stow Anglo-Saxon Village and Country Park. A nearby golf course further enhances local leisure opportunities.

Everyday amenities, schooling, shopping and cultural facilities are easily accessible in Bury St Edmunds, just five miles away. Excellent road links via the A1101 and A14 connect to neighbouring towns and beyond, while rail services from Bury St Edmunds provide onward connections across the region.

Flempton offers an exceptional blend of tranquillity, history and accessibility — the perfect setting for a property of such charm and distinction.

Services

- Mains water, electric and drainage
- Bio-Tech Bio-mass Pellet heating system (serving central heating and domestic hot water).
- EPC – TBC
- Council Tax Band – E
- Freehold



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2266 ft²

210.3 m²

Reduced headroom

272 ft²

25.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EPC GRAPH TO FOLLOW



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. In ternal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.



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