



Thetford Road

Coney Weston | Bury St. Edmunds | IP31 1DN

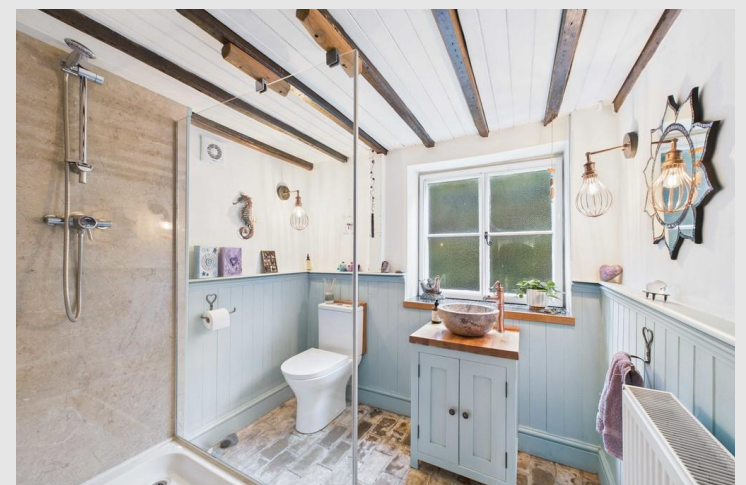
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# Flint Cottage

An enchanting Grade II Listed four-bedroom thatched cottage, dating from the late 1700s, with garden room, character interiors and beautifully established gardens extending to 0.41 acre, set within this desirable Suffolk village.

\* 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

Flint Cottage is an exceptional Grade II Listed flint and brick thatched residence, believed to date from the late 1700s and offering a rare blend of historic charm and carefully considered modern comfort. The current owners have undertaken a programme of sensitive improvements, preserving the cottage's character while enhancing day-to-day living. Notable works include the relocation and comprehensive refurbishment of the kitchen/breakfast room and bathroom, upgrades to the electrical wiring and central heating, and the professional redressing of the thatched roof in 2024, with the ridge fully replaced.

The approach leads into a welcoming entrance porch and lobby, where quarry tiled flooring, exposed detailing and a traditional staircase immediately set the tone. From here, the accommodation flows effortlessly, creating a warm and inviting atmosphere throughout.

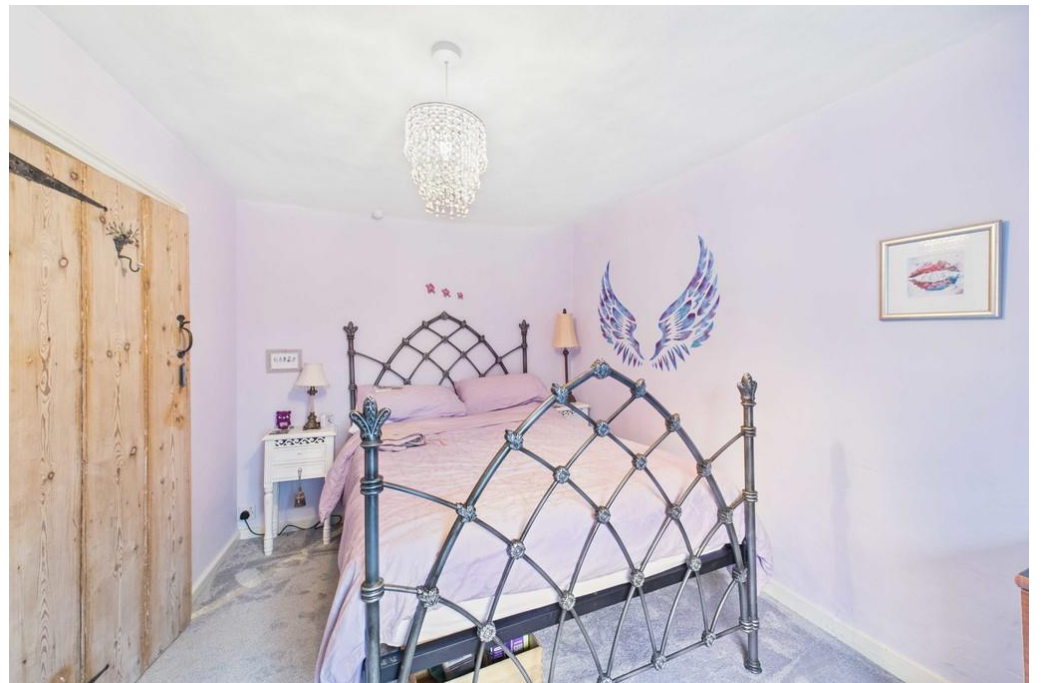
The principal sitting room is rich in character, centred around a striking inglenook fireplace with oak Bressumer beam and flagstone hearth, complemented by exposed beams and soft, ambient lighting. This is a room designed for relaxed evenings and cosy gatherings. Adjacent lies the formal dining room, ideal for entertaining, featuring a Victorian cast iron fireplace, sash window, exposed beam and oak flooring.

A separate study or snug provides valuable flexibility, equally suited to home working, reading or creative pursuits, while a practical ground floor shower room and well-appointed utility room ensure modern convenience is thoughtfully incorporated. At the heart of the home sits the impressive kitchen/breakfast room, beautifully designed with a vaulted ceiling, exposed beams and shaker-style cabinetry topped with oak block work surfaces. A Rangemaster range cooker, central island with breakfast bar and space for an American-style fridge freezer make this an ideal space for both everyday family life and entertaining. From here, the oak-framed garden room extends the living space seamlessly outdoors, with vaulted ceilings, French doors and uninterrupted views across the mature gardens — a tranquil setting in which to relax, dine or entertain while immersed in the surrounding landscape.

The staircase rises to the first floor, where four well-proportioned bedrooms are arranged around a central landing, each enjoying pleasant outlooks and a peaceful atmosphere. These are served by a beautifully appointed family bathroom, featuring a statement copper roll-top bath, walk-in shower, oak flooring and subtle lighting, creating a luxurious retreat that complements the cottage's period character. Throughout, Flint Cottage offers generous, beautifully presented accommodation that rewards both everyday living and special occasions.









# Step Outside

Set well back from the road, Flint Cottage occupies a generous and beautifully established plot extending to approximately 0.41 acre (subject to survey). Accessed via double timber gates, a sweeping gravel driveway provides excellent parking and immediately conveys a strong sense of privacy and arrival.

The gardens are enclosed and thoughtfully arranged, bordered by fencing and well screened by mature shrubs, specimen planting and a neatly maintained conifer hedge. Formal lawns lie to the front of the property on either side of the driveway, interspersed with established trees and shrubs, including a magnificent walnut tree and a variety of fruit trees such as Bramley and Russet apple trees and a pear tree.

To one side of the cottage lies a substantial and productive kitchen garden, complete with timber potting shed and aluminium-framed greenhouse. This area is arranged with established vegetable beds and a selection of fruit canes, including raspberries, gooseberries and blackcurrants, ideal for those seeking a degree of self-sufficiency.

On the opposite side of the house is a large and useful timber workshop with power, lighting and workbenches, while a lean-to timber store attached to the rear of the cottage provides further practical storage.

The gardens are a true haven for wildlife and are known to attract an impressive variety of British and migratory birdlife, including blue tits, robins, nuthatches, swifts and woodpeckers, enhancing the tranquillity and connection to the surrounding countryside.

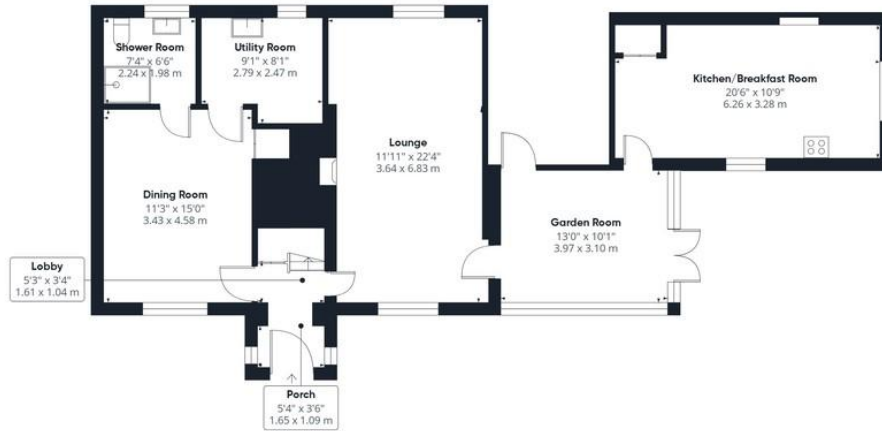


## Location

Flint Cottage is situated within the delightful village of Coney Weston, a small and historic civil parish set amidst the rolling countryside of north Suffolk. The village has a strong sense of community and a rich heritage dating back to the medieval period, with notable architecture including the Grade I Listed All Saints Church, renowned for its beautiful Norman tower.

Despite its rural setting, Coney Weston offers a welcoming village hall and an active calendar of community events throughout the year. Surrounded by open farmland, the area is ideal for walking, cycling and outdoor pursuits, with abundant wildlife and unspoilt scenery at every turn.

The village is conveniently positioned for access to the nearby market towns of Bury St Edmunds and Diss, both of which provide a wide range of shopping, schooling and transport links. Coney Weston offers the perfect balance of peaceful rural living and practical connectivity, making Flint Cottage an exceptional opportunity to acquire a distinguished country home of enduring charm and timeless appeal.



Ground Floor



Floor 1



Approximate total area<sup>™</sup>  
1556 ft<sup>2</sup>  
144.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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## Services

- Mains Water
- Mains Electric
- Mains Drainage
- Oil Central Heating
- Council Tax Band E
- EPC- TBA

EPC



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 internal 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.



Fine & Country  
Tel: 01284 718822  
[burystedmunds@fineandcountry.com](mailto:burystedmunds@fineandcountry.com)

