



**The Street, Dalham CB8 8TF**

**Offers In Excess Of £600,000**

**MA**  
Morris Armitage

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A charming Grade II listed thatched cottage set within this picturesque and highly regarded village and enjoying an elevated position with some tremendous mature gardens and open countryside views.

Originally dating back to the 1800's this beautiful cottage has undergone major improvements by the current owner including a new thatch, central heating system, upgraded electrics and kitchen, whilst still boasting character and charm throughout. The property has been enhanced to offer sitting room with new working wood burner, dining room, refitted kitchen, cloakroom, three bedrooms and first floor bathroom.

Externally, the property offers a studio/office/bedroom 4 with shower room and a further, recently refurbished and upgraded outbuilding providing utility/second kitchen facilities, which could be linked to the main house if required.

Outstanding mature gardens wrap around the house with patio areas and a further elevated garden area with arbour. Off road parking and detached garage facilities.

NO CHAIN – viewing highly recommended, featured in the Lego museum, London.

**Entrance Hall**  
With doors leading to the kitchen, sitting room and cloakroom. Built-in storage cupboard. Charming exposed beams. Stairs leading to the first floor.

**Kitchen**  
20'6" x 7'9"  
Contemporary range of eye and base level cupboards with oak wooden worktop over. Composite sink and drainer with mixer tap over. Integrated eye level Electricque oven. Inset induction hob with extractor over. Space for under counter fridge. Space and plumbing for dishwasher. Built-in storage cupboards. Amtico wood flooring. Exposed beam ceiling. Window to the rear aspect. Doors to the dining room, entrance hall and rear garden.

**Dining Room**  
14'11" x 14'7"  
Charismatic dining room with charming exposed beam ceiling. Built-in storage shelving and storage cupboard. Radiator. Window to the rear garden. Doors leading to the sitting room, kitchen and rear garden.

**Sitting Room**  
15'9" x 14'7"  
Delightful sitting room with charming exposed ceiling beams. Feature fireplace with exposed brick fire chamber with oak bressummer beam over, currently fitted with wood burner stove, stone hearth. Radiator. Window to the rear aspect. Doors leading to the dining room and entrance hall.

**Cloakroom**  
White suite comprising W.C. and inset hand basin with built-in storage under. Window to the side aspect. Door to the entrance hall.

**Landing**  
With doors leading to all bedrooms and bathroom. Numerous built-in storage cupboards. Built-in storage/shelving to the stairs. Stairs leading to the ground floor.

**Bedroom1**  
15'8" x 14'6"  
Spacious double bedroom with vaulted, exposed beam ceiling. Window to the rear aspect. Radiator. Door leading to the landing.

**Bedroom 2**  
14'11" x 14'6"  
Spacious double bedroom with vaulted, exposed beams ceiling. Dual aspect windows. Radiator. Access hatch to the loft space. Door leading to the landing.

**Bedroom 3**  
7'9" x 5'7"  
Single bedroom with dual aspect windows. Radiator. Door to the landing.

**Bathroom**  
7'9" x 6'3"  
Modern white suite comprising low level W.C., pedestal hand basin and panelled bath with mixer tap and Aquilisa power shower over with folding glass screen. Dual aspect windows. Tiled to wet areas. Door to landing.

**Utility Building**  
17'2" x 10'11"  
Attractive brick and flint out building, offering a variety of uses and potential, with power and light. A range of fitted eye and base level cupboards with worktop over. Space and plumbing washing machine. Window to rear garden. Door and steps leading to the rear garden.

**Studio/Office/Annexe/Bedroom 4**  
23'9" x 10'11"  
Attractive brick and flint building with dual aspect windows. Insulated, with SMART electric heating . Currently used as annexe. Modern shower room comprising low level W.C., hand basin with mixer tap over and built-in storage cupboard under and shower cubicle. Door and steps leading to the rear garden. With potential to connect to the main house, subject to planning permission.

**Garage**  
18'0" x 12'0"  
Brick and flint garage with double doors leading to the driveway. Power and light.

**Outside - Front**  
Gravelled driveway providing off road parking, leading to the garage. Winding pathway leading to an access gate to the rear garden with lawned areas either side with some established planting. Steps up to the front doors with a charming thatched storm porch over. Attractive low flint wall to the boundary.

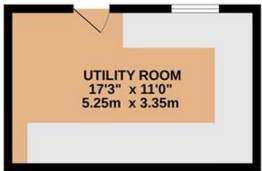
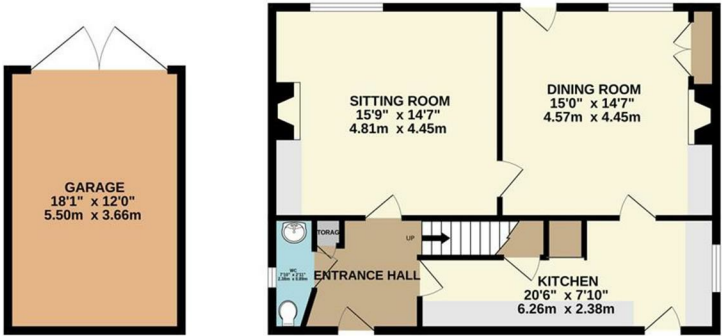
**Outside - Rear**  
Charming split level block paved garden providing areas of seating. Attractive pergolas. Lawned area to the side with established planting. Delightful thatched arbour to the rear. Doors leading to the dining room, utility building and studio/office/annexe/bedroom 4. Oil tank. Access gates to the front garden and rear countryside.

**PROPERTY INFORMATION**  
Tenure - Freehold  
Council Tax Band - E (West Suffolk)  
Property Type - Detached Cottage  
Thatch Renewed - July 2025 including a fire shield  
Property Construction – Flint & Brick  
Number & Types of Room – Please refer to the floorplan  
Square Meters - 196.7 SQM (not including outbuildings)  
Parking – Driveway & Garage  
Electric Supply - Mains (new system with 10 year guarantee from 2025)  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Oil Fired Central (new system added February 2025)  
Broadband Connected - currently with EE/BT  
Broadband Type – Superfast available, 80Mbps download, 20Mbps upload  
Mobile Signal/Coverage – Ofcom advise likely on all networks  
Rights of Way, Easements, Covenants – None that the vendor is aware of  
Refurbishment Notes: New Thatch and Roof incorporating a fire shield. New oil central heating system. Upgraded electrical system. Newly installed and reconfigured kitchen. Outbuildings and garage roof refurbished.

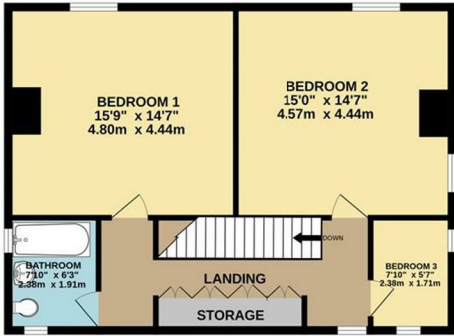
**Location**  
Dalham is a small, picturesque village in west Suffolk between Bury St Edmunds and Newmarket. Situated on the banks of the river Kennett, surrounded by beautiful rolling countryside with a choice of walks. Dalham has a number of facilities including the Village Hall, which schedules regular community events and classes, the local pub (Affleck Arms) and a magnificent fourteenth-century church (St Mary the Virgin) which continues to be a focal point for the village. It also has a historic windmill and malting kiln. The village is in a Conservation Area.



GROUND FLOOR  
1390 sq.ft. (129.2 sq.m.) approx.



1ST FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 2066 sq.ft. (191.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- **Delightful Grade II Thatched Cottage**
- **Modern Kitchen**
- **Sitting and Dining Room**
- **Four Bedrooms**
- **Utility Building/Scope for Extension**
- **Studio/Office/Annexe/Bedroom 4**
- **Driveway & Garage**
- **Charming Gardens**
- **Extensively Updated & Refurbished**
- **Viewing Highly Recommended**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



















