



**Fornham Hall Cottage,
Fornham St. Martin, Suffolk.**

**DAVID
BURR**

FORNHAM HALL COTTAGE, FORNHAM ST. MARTIN, BURY ST. EDMUNDS, SUFFOLK. IP31 1SW

Fornham St Martin lies two miles to the north of the historic Cathedral town of Bury St Edmunds, which offers an excellent range of amenities, with schooling in the public and private sector's, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs. The University City of Cambridge is approximately 28 miles away and offers unrivalled schooling opportunities and excellent shopping and amenity facilities. There is good access to the A14, A11 (M11) and the railway station at Bury St Edmunds offers a link to mainline services to London's Liverpool Street or King's Cross.

This charming period cottage retains much of its original character (exposed beams, fireplaces, wood floors, etc) yet offers well-proportioned, versatile accommodation that is further complemented by a garage and low-maintenance garden. **NO ONWARD CHAIN.**

A charming cottage with many period features throughout benefitting from no onward chain and located within one of the areas most favoured villages.

SITTING ROOM: With a high beamed ceiling, exposed wood flooring and an attractive red brick fireplace with log burning stove and an oak bressummer. To the side of the chimney breast is a pretty leaded glass arched window and opening to:-

DINING ROOM: Forming a natural addition to the kitchen as a day/breakfast room with a high beamed ceiling. Fireplace with heavy oak bressummer and a log burning stove on a tiled hearth. Useful storage cupboard.

KITCHEN/BREAKFAST ROOM: Cleverly fitted to make the most of the space with an extensive range of matching modern units, granite style worktops and integrated single drainer sink unit, vegetable drainer and mixer tap over. Integrated electric oven with 4-ring hob and extractor fan over. Plumbing for washing machine. Exposed brickwork and view over the garden.

Rear Hall: Tiled floor, door to garden and door to:-

SHOWER ROOM: Attractively tiled with a large shower cubicle, WC and wash hand basin.

First Floor

LANDING: Useful storage cupboard and doors to:-

BEDROOM 1: A light room with a view of the pretty flint wall and rooftops beyond.

BEDROOM 2: Fitted shutters and airing cupboard housing the boiler.

BEDROOM 3: A versatile room that could be utilised as a study, snug etc.

FAMILY BATHROOM: Deep double ended bath with contemporary fittings. WC and wash hand basin with fitted cupboards.

Outside

A driveway provides access to:-

DETACHED SINGLE GARAGE: With rendered elevations under a slate tiled roof, electric roll-top door, light and power connected and personnel door to side.

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The rear garden is one of the property's most attractive features, designed with low maintenance in mind and ideal for entertaining with a large brick terrace bordered by high brick and flint wall, established beds, trees and shrubs.

AGENTS NOTE

The property has the benefit of recently fitted solar panels.

SERVICES: Main water, drainage and electricity are connected. Air source heat pump fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: D - £2,109.80- 2024/25.

EPC RATING: Awaiting report.

BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely. (source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///bleak.spider.presenter.

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

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