



**Well Cottage, Bury Road,
Brockley, Suffolk**

**DAVID
BURR**



WELL COTTAGE, BURY ROAD, BROCKLEY, BURY ST EDMUNDS, SUFFOLK, IP29 4AL

Brockley is a quaint rural hamlet situated approximately 7 miles south of Bury St Edmunds and 9 miles north of Sudbury on the B1066. It is also 2 miles north of picturesque Hartest, one of West Suffolk's most favoured villages. The Green, a conservation area, is characterised by its variety of period buildings and amenities include a primary school, a butchers, public house and village church.

A substantial detached house with a wealth of original characterful features yet which is unlisted, situated in a semi-rural position with excellent transport connections. Versatile accommodation is arranged over two levels and includes, on the ground floor, a sitting room, a snug, a garden room and an open plan kitchen/dining/living room. There is the further benefit of ample storage, a boot room, pantry and ground floor cloakroom. Upstairs are five bedrooms served by three bathrooms plus a dressing room. Outside, ample grounds include extensive parking and a double garage with a further useful home gym/studio created from a converted cartlodge and a log cabin suitable for holiday stays (subject to any necessary consents). There is a further useful outbuilding providing storage and additional studio space accessible from a rear terrace. The gardens contain areas of lawn with various mature trees as well as fenced paddocks and in total measure in the region of 1.2 acres (sts).

A substantial detached character property with versatile accommodation set within 1.2 acres (sts).

KITCHEN/DINING/LIVING ROOM: A flexible, open plan area which is arranged into two distinct areas and with a wealth of character from stone flooring, exposed brickwork and open studwork/timbers. Plenty of space for a dining table and chairs and a traditional style kitchen with oil fired AGA range cooker and 'Agamate' cooker to the side. Separate run of units with Corian work surface, ceramic butler sink and space and plumbing for a dishwasher. Particularly useful **PANTRY** cupboard off with shelving and space for further appliances.

SITTING ROOM: A well-proportioned room with a central chimney stack with exposed brickwork and inset wood burning stove. Exposed brick flooring and timbers across the ceiling.

GARDEN ROOM: An attractive rear extension with double doors opening onto the decked terrace and with views over the garden.

SNUG: A charming room with exposed timbers and a dual aspect.

UTILITY: Containing a further sink and with space and plumbing for a washing machine.

CLOAKROOM: Accessible from the entrance hall which leads through to a:-

BOOT ROOM: Providing useful storage for coats and shoes.

First Floor

LANDING: With a range of fitted storage cupboards and leading on to two separate landings such that the first floor can be easily divided for privacy.

BEDROOM 1: With an outlook to the rear over the gardens, double wardrobe off and a door leading to:-

EN SUITE: Containing a corner shower, W.C. and wash hand basin.

BEDROOM 2: Also situated to the rear of the property with a range of fitted wardrobes and door leading to:-

EN-SUITE: Containing an over sized shower, W.C. and wash hand basin.

BEDROOM 3: A well proportioned double bedroom with exposed timbers.

BEDROOM 4: A double bedroom with exposed timbers and a door leading into:-

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DRESSING ROOM: With generous fitted storage, skylight and a wash hand basin.

BEDROOM 5: A further double bedroom with an outlook to the front.

BATHROOM: Containing a roll top bath, corner shower, W.C. and wash hand basin and with exposed timbers and wood flooring.

Outside

The property is accessible via a driveway which leads through a timber five bar gate and onto a gravel driveway. To the front of the property are attractive areas of lawn with a mature tree and well stocked beds. The driveway continues to the side of the property and down towards a:-

DOUBLE GARAGE: With two sets of double doors and of timber construction beneath a pantile roof. Power and light connected. Adjacent to the garage is a:-

STUDIO/GYM/CARTLODGE: Currently used as a home gym with glass fronted doors allowing for plenty of natural light. This was once a cartlodge with a timber frame, power and light connected and still offers the potential for use in a variety of ways including as an office space, yoga studio or hobbies room and could also be converted back into further sheltered parking.

The property's grounds are extensive and include a lovely area of lawn, bordered by mature hedging and fencing which extends back to the rear boundary where it abuts open farmland with an open view.

There is the additional benefit of a fenced paddock offering the potential for buyer's wishing to keep livestock/chickens etc. A further area of garden contains a recently installed log cabin which provides a secluded space for guests/holiday lets with a sleeping area and shower room.

In all about 1.2 acres (sts)

Agent's Notes

The property is accessible via a driveway which crosses an area owned by a third party. For more information, please contact the office.

SERVICES: Main water. Mains drainage. Main electricity connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: West Suffolk Council. West Suffolk House, Western Way, Bury St Edmunds IP33 3YU. 01284 763233.

COUNCIL TAX BAND: E

TENURE: Freehold

CONSTRUCTION TYPE: Timber framed

WHAT3WORDS: landowner.ranch.redeeming

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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