



**Brockley Cottage,
Culford, Suffolk.**

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BROCKLEY COTTAGE, CULFORD, BURY ST. EDMUNDS, SUFFOLK. IP28 6UA

Culford is a village well known for its private school, 3 miles north of Bury St Edmunds. The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 trunk road bypasses the town. Cambridge is 24 miles. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich & Ipswich with connections for London. A commuter rail link is available at Stowmarket 12 miles.

An abundantly charming character cottage situated in the ever-popular village of Culford just a stones throw from Bury St. Edmunds with a flexible accommodation schedule arranged over 2-floors, a wealth of period features including exposed ceiling timbers, ornate fireplaces and beautiful well-maintained grounds amounting to **in all about 0.26 acres.**

A spacious character cottage with a wealth of period features and generous grounds amounting to approximately 0.26 acres with the added benefit of versatile outbuildings.

SITTING ROOM: A cosy reception room with dual aspect views of the front and side gardens. Exposed ceiling timbers, integrated storage and ornate fireplace. Door to:-

KITCHEN/BREAKFAST ROOM: Fitted with a range of matching wall and base units. Integrated appliances include a ceramic butler sink with mixer tap over, oven with electric hob and extractor over and washing machine. Space for freestanding fridge/freezer. Door to:-

Rear Hall: With access to:-

BATHROOM: Well-appointed with a white suite comprising WC, hand was basin, freestanding claw footed slipper bath with mixer taps over and corer shower with glass sliding door.

First Floor

PRINCIPAL BEDROOM: A spacious double bedroom with window to front and side and integrated storage.

BEDROOM 2: Spacious double bedroom, currently used as a large study with dual aspect windows to rear and side overlooking the adjacent countryside.

Outside

The property is accessed via a private driveway which in turn leads to **OFF-ROAD PARKING** spaces for the cottage. A short pedestrian walkway then leads to the personnel gate abutting the rear boundary of the property which initially comprises an area of formal lawn before extending to a maturing kitchen garden, manmade pond and Alfresco dining terrace. Incorporated within the grounds is a substantial:-

STUDIO: With power, light and water connected. There is a **POTTING SHED, STORAGE BARN**, space for a greenhouse and an outside **LARDER CUPBOARD**. There is a pretty sun terrace immediately adjacent to the rear elevation of the cottage and personnel access via a gate leading to the front gardens.

In all about 0.26 acres.

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AGENTS NOTES

The property is situated within a conservation area. Please note that there is Japanese knotweed within the grounds of the property – our client advises that there is a certified treatment plan in place and it is understood that the weed is approximately 60 metres from the property.

SERVICES: Main water and electricity are connected. Private drainage (septic tank). Oil fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: B - £- 2024/25.

EPC RATING: F.

BROADBAND SPEED: Up to 67 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three 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: ///sulk.pianists.absorbs.

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

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 whatever 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.



