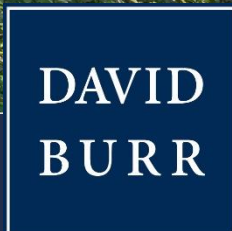




**Briar Cottage,
Horringer, Suffolk.**





BRIAR COTTAGE, HORRINGER, BURY ST. EDMUNDS, SUFFOLK. IP29 5PL

Horringer is an attractive village located just 2 ½ miles from the centre of the Cathedral town of Bury St Edmunds benefiting from both village life and easy access into town. The village is home of Ickworth House and Park, a National Trust property providing a wealth of history, art and spectacular walking facilities. Bury St Edmunds town offers extensive facilities and amenities with exceptional transport links both via road (A14/M11) and local railway (services to Cambridge, Norwich and Ipswich with connections for London).

This exceptional Grade II Listed cottage offers versatile accommodation in an outstanding setting abutting the National Trusts Ickworth Park. The property would suit those that are seeking peace and tranquillity in a rural setting whilst retaining quick access to road and rail links. Further benefits include a detached cart lodge/garage and established garden.

An exceptional cottage at the end of a no-through lane abutting the 1800-acre Ickworth Hall Estate.

RECEPTION HALL: A spacious inviting area with a staircase off and doors to:-

DRAWING ROOM: A charming room with exposed beams, pamment tiled floor, double doors opening on to terracing and the garden beyond. Open studwork to:-

DINING ROOM: With a feeling of space given the natural link off of the drawing room and finished with exposed beams and views over the garden.

SITTING ROOM: An ideal day/family room, located off the kitchen/breakfast area with garden views. Open fireplace with a multi-fuel stove on a pamment hearth and double doors opening to the garden.

BREAKFAST ROOM: Forming a natural link with the kitchen and drawing room making a practical space full of character and finished with an open fireplace that includes a Stanley range cooker, shelved recess with cupboards and pretty oriel window. There is a stable door and double doors opening to the garden.

KITCHEN: Finished with an extensive range of matching units and worktops including a single drainer sink unit with inset butler sink. Space for range cooker, built-in **PANTRY**, plumbing for dishwasher and staircase to first floor.

SHOWER ROOM: Fully tiled shower cubicle, WC and wash hand basin.

First Floor

BEDROOM 1: Enjoying stunning views that take in the garden and the wonderful parkland setting of the National Trusts Ickworth House:-

ENSUITE: Cleverly designed to take full advantage of the views and including a roll-top bath and claw bath and vanity unit with wash hand basin.

BEDROOM 2: Exposed beam.

BEDROOM 3: Built-in wardrobes, exposed beam and charming woodland views.

BEDROOM 4: Built-in wardrobes.

STUDY/BEDROOM 5: Built-in desk with shelving and storage cupboard.

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FAMILY BATHROOM: Attractive stone floor, bath with shower over, WC and wash hand basin. Heated towel rail.

Outside

A sweeping drive provides ample **OFF-ROAD PARKING** and in turn leads to:-

DETACHED CART LODGE/GARAGE with attached **STORE**.

The gardens are one of the property's most charming features, generous in size with large open expanses of lawn and lavender bordered terraces designed with entertaining/dining Alfresco in mind, all abutting hundreds of acres of Suffolk countryside to explore.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: G - £3,490.58 – 2024/25.

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

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoors, 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: ///behaving.blatantly.nothing.

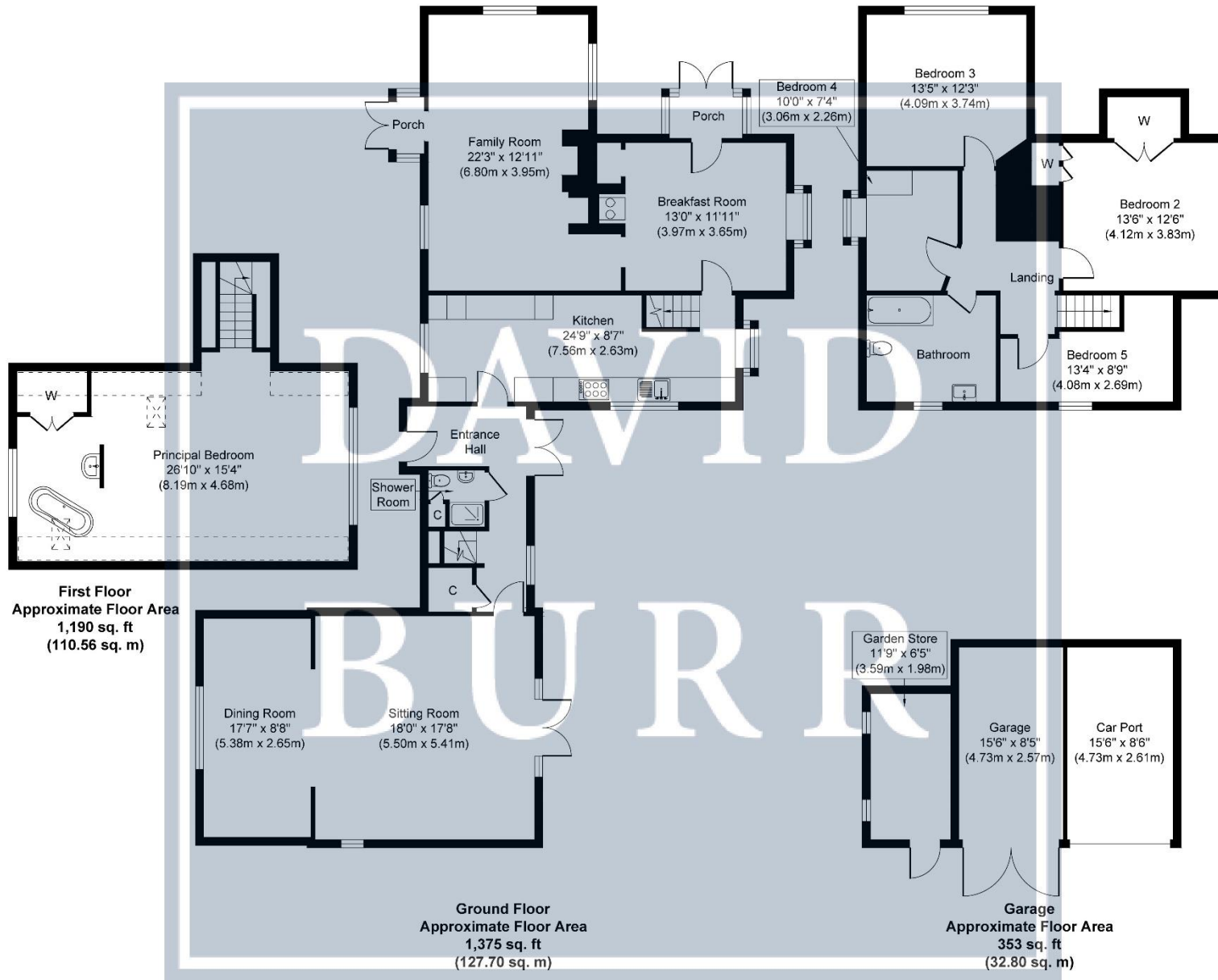
VIEWING: Strictly by prior appointment only through **DAVID BURR** Bury St Edmunds 01284 725525 or **SAVILLS** Ipswich 01473 234800.

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Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346



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