



**Memorial Cottage,
Barnham, Suffolk.**

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MEMORIAL COTTAGE, 1 THE STREET, BARNHAM, SUFFOLK. IP24 2NF

Barnham is a pretty village with Parish church, Primary School, Village Hall and within close proximity of the nearby village of Euston. The Cathedral town of Bury St Edmunds provides an extensive range of amenities and is about 10 miles south. Local amenities are found in the town of Thetford 3 miles away with direct rail links to London Liverpool Street available from Diss 18 miles east, along with Cambridge and the A11.

A quintessential thatched chocolate box cottage occupying a prominent position in this highly regarded Suffolk village offering ease of access to Bury St. Edmunds and Thetford both offering a wide range of amenities. The cottage which is thought to date back to approximately 1450 and originally believed to be 2 cottages, now forms one charming home of listed status with attractive elevations under a thatched roof. The property benefits from hallmark period features including a wealth of exposed timbers and Suffolk latch doors within **approximately 0.46 acres of grounds**.

A beautifully presented chocolate box thatch cottage with attractive grounds amounting to approximately 0.46 acres.

SITTING ROOM: A light dual aspect reception room, the focal point for which is provided by the inset fireplace with ornamental surround and hearth. There are windows to front and rear elevations with monkey tail latches.

DINING HALL: A versatile and abundantly characterful reception room with a wealth of exposed ceiling timbers, the focal point for which is provided by the inglenook fireplace with inset ornamental log burning stove. There are entrance doors to both the front and rear elevation of the property and further door leading to:-

KITCHEN: (situated on the alternate side of the inglenook fireplace). Fitted with a range of fitted base units, Quartz worksurfaces over and integrated appliances to include a one and a half bowl ceramic butler sink with mixer tap over, oven with 6-ring hob over and integral dishwasher. There is a central island unit offering additional worksurface space and suitable for use as a breakfast bar. The room is finished with stone flooring, dual aspect windows to front and rear and a personnel door leading to the front. Open studwork opens to:-

UTILITY/PANTRY: Offering further spaces for white goods including fridge/freezer, washer and a dryer.

SHOWER ROOM: Bespoke suite comprising WC, hand wash basin on a wall mounted storage unit, walk-in shower with glass screen and airing cupboard. Feature window to front aspect and translucent secondary glazing (understood to be referenced on the property listing) .

First Floor

LANDING: A versatile space with window to rear elevation, integral storage cupboard that could be used as a wardrobe and open plan space for use as a **STUDY**.

PRINCIPAL BEDROOM: With a wealth of exposed beams. A spacious double bedroom with window to rear aspect and door to:-

ENSUITE: With white suite comprising WC, hand wash basin and corner panel bath with inset water jets. Window to side aspect.

BEDROOM 2: A spacious double bedroom with window to side aspect and inset feature fireplace.

BEDROOM 3: Currently used as a hobby/craft room with what is believed to be one of the original doors to the property retained as a feature on one

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wall and a wall of integrated wardrobes on the other. Window to rear aspect.

Outside

The gardens are among the most attractive features of the property, mature and established in nature with large areas laid to formal lawn, partly encased by brick and flint walls providing pretty elevations. Incorporated within the grounds is a:-

WASH HOUSE: Which has been partly renovated and divided to provide a **HOME OFFICE** and **STORAGE AREA**. The wash house is finished with attractive flint elevations and set adjacent to the main house, separated by the sun terrace which has been landscaped and provides an idyllic space for Alfresco dining and entertaining. Also incorporated within the grounds are a number of **STORAGE SHEDS** which are understood to have power and light connected set adjacent to the driveway enclosed by a 5-bar gate and providing ample **OFF-ROAD PARKING** for a number of vehicles.

OFFICE: Comprising part of the wash house. The office provides a useful homeworking space with inset ornamental fireplace and chimney stack and exposed flint wall.

In all about 0.46 acres.

AGENTS NOTE

We understand the roof was rethatched in 2023.
The property is Grade II Listed and located within a conservation area.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: E - £2,549.78 – 2024/25.

BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoors, likely (source Ofcom).

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WHAT3WORDS: ///herring.ourselves.lifters.

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.



Bury St Edmunds 01284 725525 Leavenheath 01206 263007 Clare 01787 277811 Castle Hedingham 01787 463404 Woolpit 01359 245245

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

The Street, Barnham, Thetford, IP24

Approximate Area = 1476 sq ft / 137.1 sq m

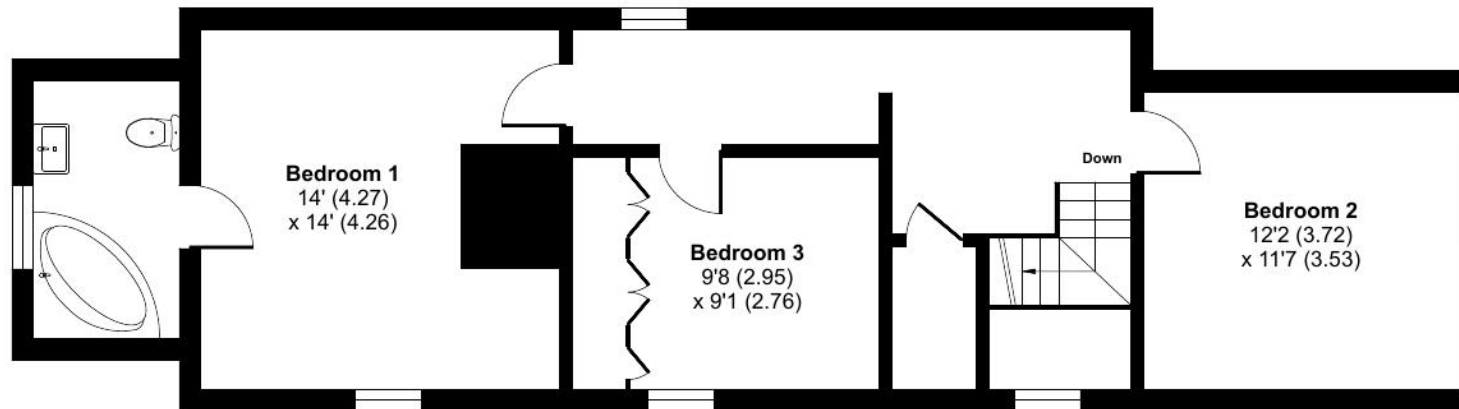
Outbuilding = 199 sq ft / 18.4 sq m

Total = 1675 sq ft / 155.5 sq m

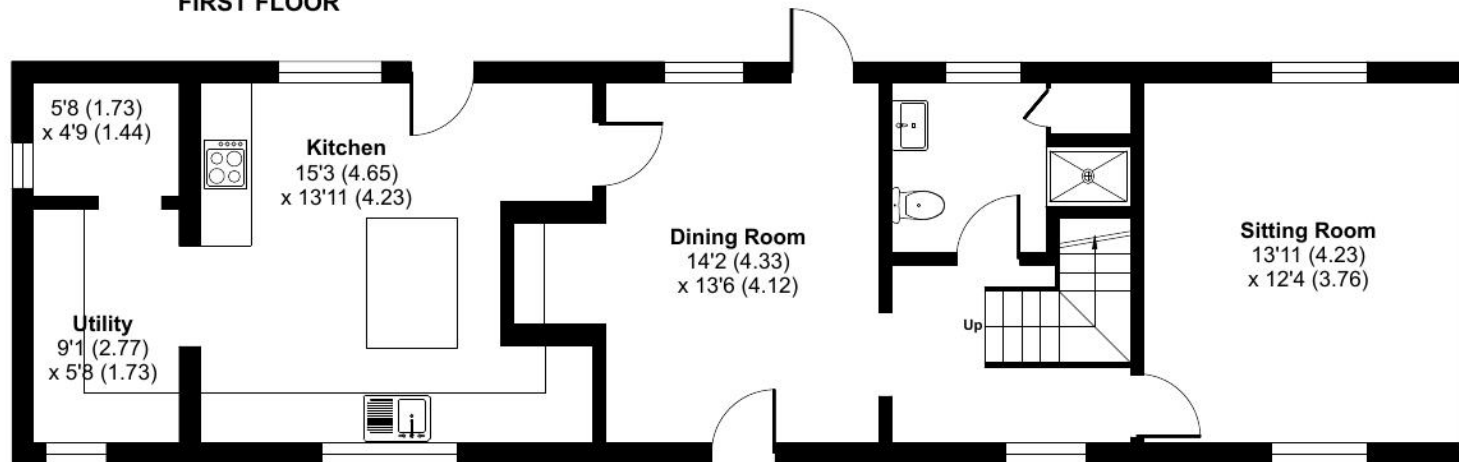
For identification only - Not to scale



OUTBUILDING 1 / 2



FIRST FLOOR



GROUND FLOOR



