



**Garden Cottage,
Factory Yard, High Street, Cavendish, Suffolk**

DAVID
BURR



Garden Cottage, Factory Yard, High Street, Cavendish, Suffolk CO10 8AW

Cavendish is one of Suffolk's prettiest villages nestling on the Essex border close to the River Stour, with picturesque village green, pubs and shops, primary school and parish church. A wider range of facilities can be found at nearby Clare (2 miles), whilst the market town of Sudbury, some 6 miles distant, provides a wide range of amenities including a commuter rail service to London Liverpool Street.

This spacious two-bedroom detached cottage occupies a secluded position and has been renovated by the current owners and is presented to the highest of standards with a charming cottage-style garden. Offered with **NO ONWARD CHAIN**.

A chocolate box two-bedroom cottage in a charming village.

SITTING/DINING ROOM: Two windows from this room offer pretty views over the cottage garden with a staircase leading to first floor, useful understairs cupboard, exposed timbers. Two soft red brick fireplaces to either end of the room are finished with a high-quality light oak-effect flooring and useful alcoves for furniture.

KITCHEN: The kitchen is fitted with a wide range of matching Shaker-style cupboards with a thick wood-effect worktop above with matching return. Integrated appliances include oven and ceramic hob with extractor above, composite sink with drainer unit and mixer tap, dishwasher and space for washing machine and fridge freezer and with glass panelled door leading to the rear garden. Breakfast bar seating area with tongue and groove feature wall.

First Floor

LANDING: A window to the rear elevation fills this space with natural light with doors leading to:-

BEDROOM 1: A spacious double bedroom with space for a large bed as well as other bedroom furniture with views over the garden.

BEDROOM 2: A generous second double bedroom with useful alcoves for bedroom furniture and views over the garden.

BATHROOM: A three-piece suite consisting of a traditional wash hand basin with mixer tap, close coupled WC and large panelled bath with tongue and groove panelled, attractive tiled splashback, overhead shower and shower screen with useful linen cupboard.

Outside

The property is approached by a **PRIVATE WALKWAY** and solid wooden gate, bringing you to the cottage. The garden is predominantly laid to lawn with a shingle footpath meandering its way to the front door with borders offering seasonal colour as well as a number of established trees providing shaded areas and privacy with steps leading to a raised private terrace with a soft red brick backdrop. This is a great space for entertaining and enjoys elevated views over the garden and the neighbouring village allotments. A single storey extension to the house is a particularly useful **workshop** that houses the boiler that could, with some investment, be turned into a **home office** or **studio** with power and lighting connected.

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

EPC RATING: Band TBC – A copy of the energy performance certificate is available on request. **Note: The sitting/dining room has been updated with underfloor and wall insulation.**

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

COUNCIL TAX BAND: C

TENURE: Freehold

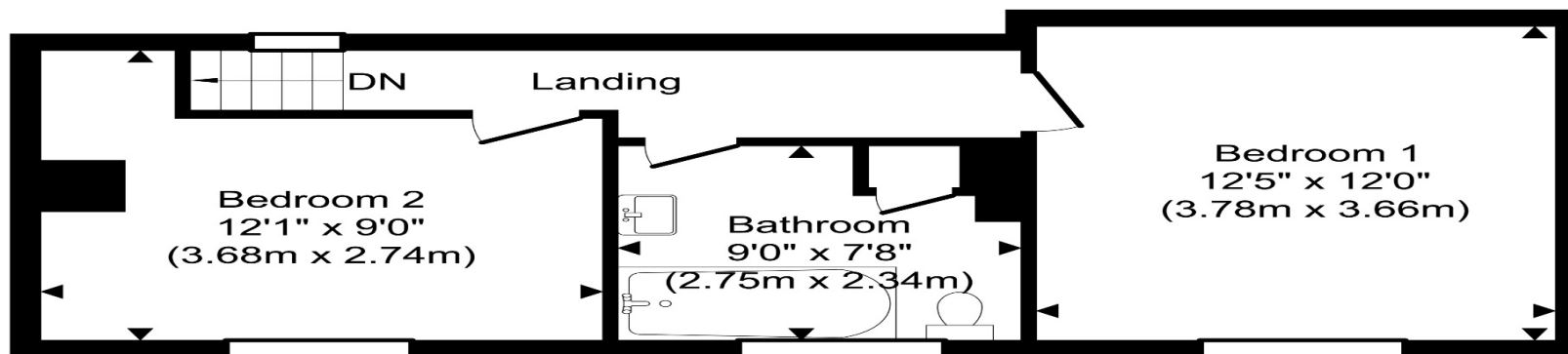
CONSTRUCTION TYPE: Brick

WHAT3WORDS: decently.fevered.munched

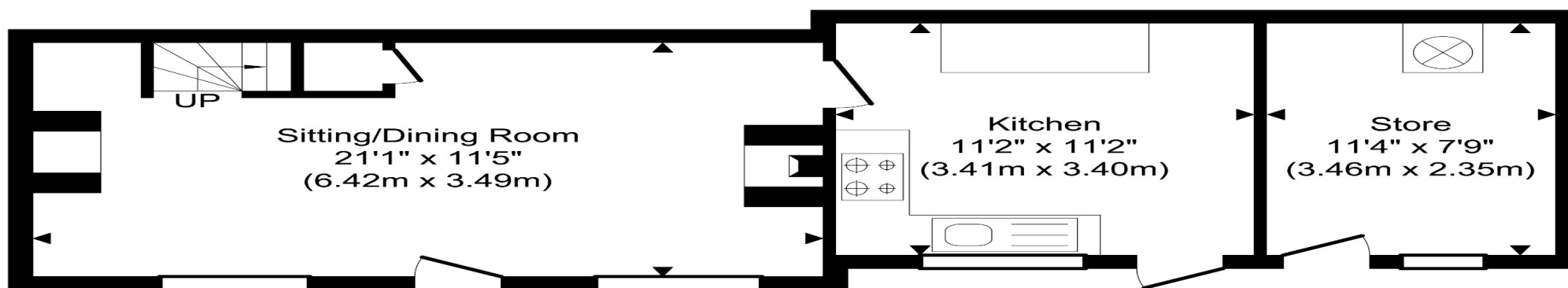
VIEWING: Strictly by prior appointment only through DAVID BURR.

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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First Floor
Approximate Floor Area
383.19 sq. ft.
(35.60 sq. m)



Ground Floor
Approximate Floor Area
462.41 sq. ft.
(42.96 sq. m)

TOTAL APPROX. FLOOR AREA 845.61 SQ.FT. (78.56 SQ.M.)
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