



**Flint Cottage,  
Cowlinge, Suffolk**

**DAVID  
BURR**





# Flint Cottage, Pound Green, Cowlinge, Suffolk, CB8 9QQ

Cowlinge is a delightful village situated approximately 9 miles south east from the historic racing town of Newmarket. This popular village offers a public house, church and there is a convenience store in nearby Wickhambrook. A wider range of facilities are available in nearby Newmarket to include supermarkets, hotels, pubs, restaurants and schools.

This charming semi-detached flint cottage is situated on the outskirts of the village, backing onto open countryside. The property seamlessly blends original period character with modern finishes, and enjoys a pretty, cottage-style garden with a southerly aspect. Off-road parking is available for two vehicles.

## A charming semi-detached cottage with off-road parking backing onto open countryside.

### Ground Floor

**SITTING ROOM** A charming room featuring an attractive brick fireplace, with stairs rising to the first floor.

**DINING ROOM** A light, dual-aspect room, with storage cupboards and French doors opening to the rear.

**KITCHEN** Extensively fitted with a range of units under wooden worktops, incorporating a 1.5 bowl stainless steel sink and drainer inset. Appliances include an integrated oven and microwave, four-ring hob, and dishwasher.

**UTILITY** Offers useful storage beneath wooden worktops, with an integrated fridge/freezer, plumbing for a washing machine, and a door leading to the rear.

**CLOAKROOM** Fitted with W/C and wash basin.

### First Floor

**BEDROOM 1** A spacious room with storage cupboards and a Juliet balcony providing far-reaching views to the rear over open countryside.

**EN SUITE** Tastefully fitted with a W/C, wash basin, tiled shower cubicle, and a heated towel rail.

**BEDROOM 2** With exposed beams, storage cupboard, and a front-facing outlook.

**BEDROOM 3** With outlook to the front.

**BATHROOM** Fitted with a white W/C, wash basin, panelled bath with shower over, and a heated towel rail.

### Outside

The property is situated in a quiet location on the outskirts of the village, approached by a gravel driveway, providing parking for two vehicles.

The gardens are predominantly to the front and are beautifully presented with a large, expansive lawn surrounded by mature shrubs, beds, and borders, with a useful summer house and seating area. Gated access leads via the side of the property, providing storage and an enclosed rear dining terrace - ideal for al fresco entertaining - backing onto open countryside.



# Flint Cottage, Pound Green, Cowlinge, Suffolk, CB8 9QQ

## Material Information

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

**LOCAL AUTHORITY** West Suffolk Council

**COUNCIL TAX BAND** C. (£1,998.41 per annum)

**EPC** TBC

**TENURE** Freehold.

**CONSTRUCTION TYPE** Brick and flint construction under tiled roof.

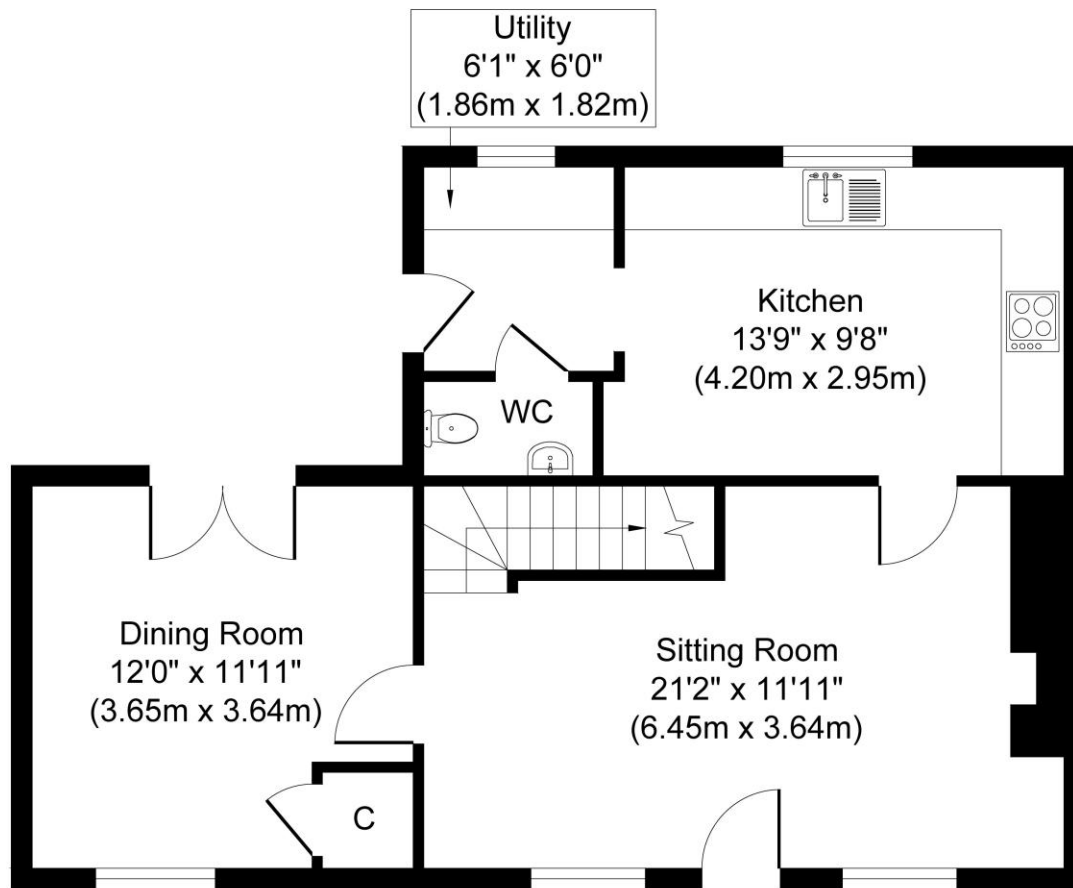
**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** bead.flitz.chimp

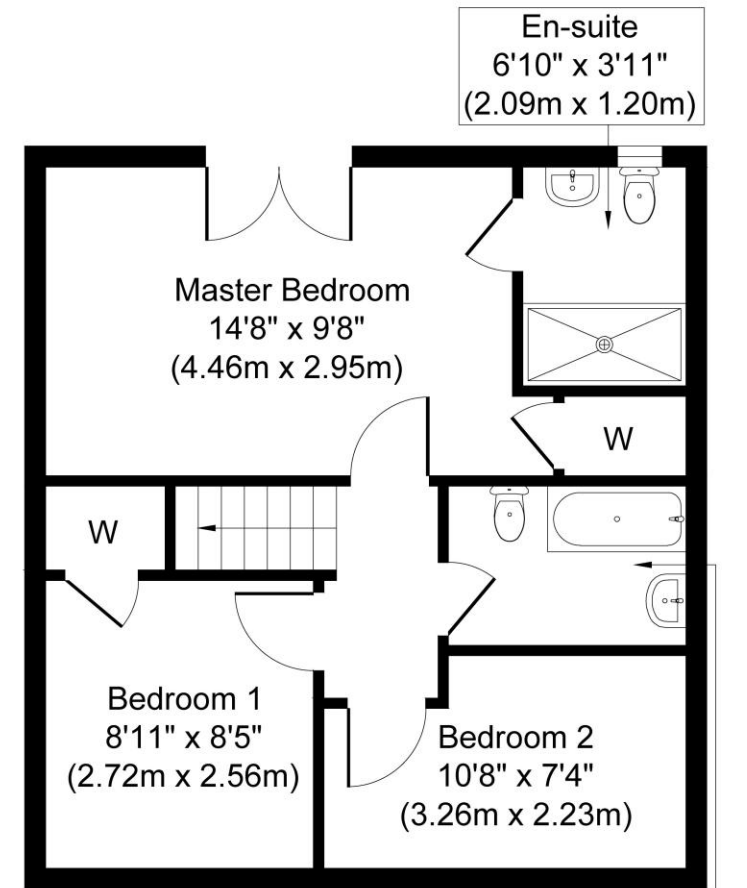
**VIEWING** Strictly by prior appointment only through DAVID BURR.

**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.





**Ground Floor**  
**Approximate Floor Area**  
**588 sq. ft**  
**(54.65 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**441 sq. ft**  
**(41.00 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)



