



**Fornham Hall Cottage,
Fornham St. Martin, Suffolk.**

DAVID
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FORNHAM HALL COTTAGE, FORNHAM ST. MARTIN, BURY ST. EDMUNDS, SUFFOLK. IP31 1SW

Fornham St Martin lies two miles to the north of the historic Cathedral town of Bury St Edmunds, which offers an excellent range of amenities, with schooling in the public and private sector's, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs. The University City of Cambridge is approximately 28 miles away and offers unrivalled schooling opportunities and excellent shopping and amenity facilities. There is good access to the A14, A11 (M11) and the railway station at Bury St Edmunds offers a link to mainline services to London's Liverpool Street or King's Cross.

This charming period cottage retains much of its original character (exposed beams, fireplaces, wood floors, etc) yet offers well-proportioned, versatile accommodation that is further complemented by a garage and low-maintenance garden.

A charming cottage with many period features throughout and located within one of the areas most favoured villages.

SITTING ROOM: With a high beamed ceiling, exposed wood flooring and an attractive red brick fireplace with log burning stove and an oak bressummer. To the side of the chimney breast is a pretty leaded glass arched window and opening to:-

DINING ROOM: Forming a natural addition to the kitchen as a day/breakfast room with a high beamed ceiling. Fireplace with heavy oak bressummer and a log burning stove on a tiled hearth. Useful storage cupboard.

KITCHEN/BREAKFAST ROOM: Cleverly fitted to make the most of the space with an extensive range of matching modern units, granite style worktops and integrated single drainer sink unit, vegetable drainer and mixer tap over. Integrated electric oven with 4-ring hob and extractor fan over. Plumbing for washing machine. Exposed brickwork and view over the garden.

Rear Hall: Tiled floor, door to garden and door to:-

SHOWER ROOM: Attractively tiled with a large shower cubicle, WC and wash hand basin.

First Floor

LANDING: Useful storage cupboard and doors to:-

BEDROOM 1: A light room with a view of the pretty flint wall and rooftops beyond.

BEDROOM 2: Fitted shutters and airing cupboard housing the boiler.

BEDROOM 3: A versatile room that could be utilised as a study, snug etc.

FAMILY BATHROOM: Deep double ended bath with contemporary fittings. WC and wash hand basin with fitted cupboards.

Outside

A driveway provides access to:-

DETACHED SINGLE GARAGE: With rendered elevations under a slate tiled roof, electric roll-top door, light and power connected and personnel door to side.

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The rear garden is one of the property's most attractive features, designed with low maintenance in mind and ideal for entertaining with a large brick terrace bordered by high brick and flint wall, established beds, trees and shrubs.

PRICE: £ 1,350 per calendar month.

TENURE: A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

AGENTS NOTE

The property has the benefit of recently fitted solar panels.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: D - £2,109.80- 2024/25.

EPC RATING: C.

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

MOBILE COVERAGE: EE, Three, 02 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: ///bleak.spider.presenter.

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.

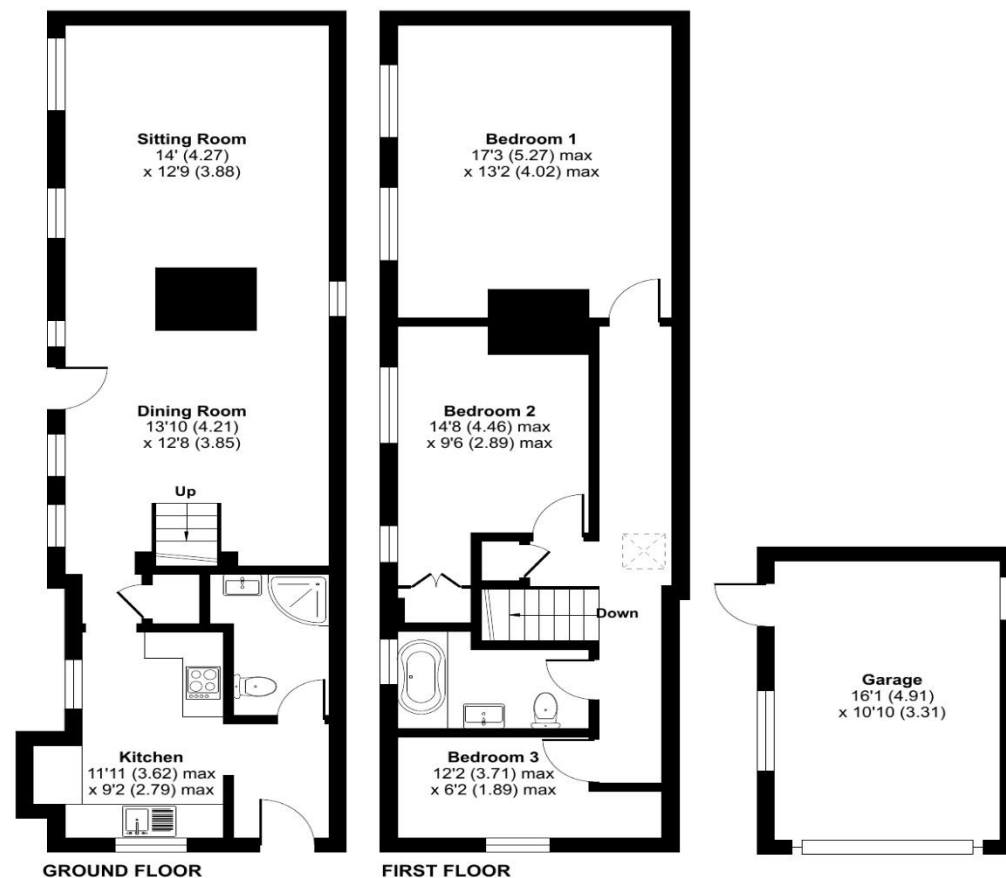
The Street, Fornham St. Martin, Bury St. Edmunds, IP31

Approximate Area = 1209 sq ft / 112.3 sq m

Garage = 175 sq ft / 16.2 sq m

Total = 1384 sq ft / 128.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for David Burr Long Ltd. REF: 1249323

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

