



**The Cottage,  
Horringer, Suffolk.**

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# THE COTTAGE, HORRINGER, BURY ST. EDMUNDS, SUFFOLK. IP29 5RZ

Horringer is an attractive village located just 2½ 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).

A superb Grade II listed residence occupying a prominent position in this well-regarded Suffolk village. The house itself is thought to date back to circa 1850, originally of a two-cell lobby-entrance plan, arranged over two storeys but has been sympathetically enlarged over time to offer a substantial accommodation schedule of approximately 3,000sq.ft. in **grounds of about 0.8 acres.**

## **A fine Grade II listed family residence occupying a prominent position in this well-regarded Suffolk village.**

**HALLWAY:** Providing access to the principal rooms on the ground floor and stairs rising to first floor with wood panelling and oak flooring: -

**DRAWING ROOM:** A grand space with dual aspect windows to front and side with remarkably high ceilings, stone fireplace and hearth. open plan to:-

**SNUG:** A versatile room capable of fulfilling a number of uses with window to rear aspect. Door to:-

**KITCHEN/BREAKFAST ROOM:** A notable addition to the rear of the property forming the ground floor of the two-storey extension. The kitchen is hand-made, finished in a shaker style with a built-in fridge, separate freezer and dishwasher. There is a range cooker with extractor over and dual butler sink inset with drainer and mixer tap over. Dual aspect windows to rear and side with French style double doors leading to the rear terrace.

**DINING ROOM:** Overlooking the formal lawns with dual aspect windows to front and side overlooking courtyard. Finished with inbuilt

storage comprising cupboards and shelving as well as providing access to the kitchen/breakfast room.

Double doors lead from the kitchen/breakfast room through to the:-

**SITTING ROOM:** Providing another versatile reception room.

**GARDEN ROOM:** Finished with glass sliding doors to the central courtyard and door to:-

**UTILITY ROOM:** A useful space providing additional storage for white goods as well as housing the oil-fired boiler, additional sink inset with drainer and mixer taps. There are further spaces for a washer, dryer, freestanding fridge and freezer. Window to side aspect with door to the gardens.



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## First Floor

**LANDING:** Doors to:-

**PRINCIPAL BEDROOM:** A grand double bedroom with dual aspect windows to front and side, wrap around fitted wardrobes and door to:-

**EN-SUITE:** Comprising shower with dual glass sliding doors, WC and hand wash basin inset into marble top with cabinet under.

**BEDROOM 2:** Double bedroom with window to rear aspect and door to:-

**EN-SUITE:** comprising panelled bath with shower attachment over, WC and hand wash basin.

**BEDROOM 3:** A grand double bedroom with dual aspect windows to front and side overlooking the front lawns. Built in wardrobes.

**BEDROOM 4:** A substantial double room with fitted wardrobes and dual aspect windows to rear.

**FAMILY BATHROOM:** White suite comprising WC, hand wash basin, panelled bath with glass shower screen and shower attachment over. Window to side aspect.

## Outside

The property is accessed via a track leading from Westley Lane. The track abuts the boundary of the walled gardens of the property which in turn leads to **GATED PARKING** and the:-

**DETACHED GARAGE** with potting shed, power and light connected. There are doors to the front and a personnel door to the side.

The property is well-screened from the road by evergreen hedging and the 17th century walled garden of in all **about 0.8 acres**. The gardens are particularly private in nature with a variety of distinct parts; initially comprising the formal lawns situated to the front of the property with a pathway leading from the front gate with specimen trees and herbaceous borders. To the North of the residence is a pond and further formal lawns are found to the rear of the property which again is well screened by evergreen trees on the Western-most boundary. The hedging in turn leads to the five-bar gate providing access to the driveway which provides parking for a number of vehicles. Situated within the walls of the garden and the garden room is a large terrace which is ideal for Al-fresco dining and entertaining. Next to the pond is a kitchen garden with several raised beds and also incorporated within the grounds are a plethora of productive fruit trees.

**In all about 0.8 acres (STS)**



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## AGENTS NOTE

We understand that the property is situated within a conservation area.

### CONSTRUCTION TYPE:

**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: G - £3,653.45 – 2025/26.

**EPC RATING:** Not required.

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

**MOBILE COVERAGE:** EE, Three and Vodafone – outdoor good (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:** ///manifests.enormous.lawful.

**VIEWING:** Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

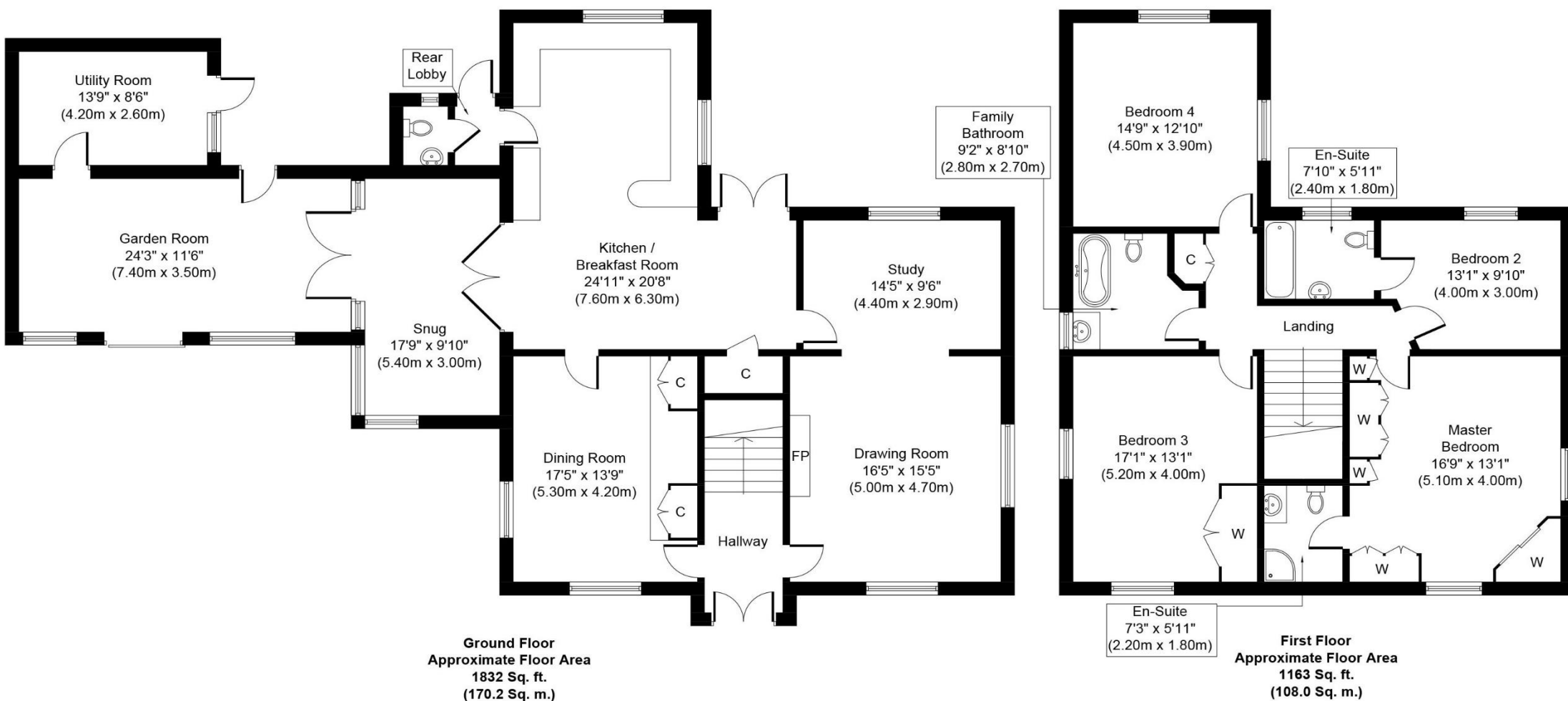
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Bury St Edmunds 01284 725525   Leavenheath 01206 263007   Clare 01787 277811   Castle Hedingham 01787 463404   Woolpit 01359 245245

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





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. 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.







