



DAVID
BURR

**Willow Cottage, Bury Road,
Thorpe Morieux, Suffolk**



WILLOW COTTAGE, BURY ROAD, THORPE MORIEUX, SUFFOLK, IP30 0NT

Thorpe Morieux is a pretty, rural village, characterised by winding lanes and cottages. The village enjoys close links with Lavenham, only 3 miles away and provides a broad range of amenities. The Cathedral town of Bury St Edmunds is about 10 miles away and access to the A14 trunk road about 9 miles, giving fast access to Cambridge, Ipswich, Stanstead airport and London beyond. A commuter rail service is available at both Stowmarket (12 miles) and Sudbury (9 miles).

A detached 'chocolate box' partially thatched cottage which provides characterful accommodation and displays many original period features including exposed timbers, inglenook fireplaces and brickwork. On the ground floor is an open-plan kitchen/breakfast room, two/three reception rooms, a ground floor bedroom with shower room adjacent and a utility/boot room. Upstairs are three further bedrooms and a family bathroom. The property's grounds are exceptional and benefit from a range of useful outbuildings, formal gardens which measure approximately 0.75 acres and a further 2 acre parcel of land which comprises a fenced paddock and mature orchard. **In all about 2.75 acres (sts).**

A detached four bedroom Grade II listed character cottage situated in a picturesque and rural location within beautiful grounds measuring 2.75 acres.

Solid oak front door leading to:-

RECEPTION HALL: A welcoming area with an exposed brick floor, exposed timbers across the walls and ceilings and an inglenook fireplace with a red brick surround and a Jotul wood burning stove situated on a brick tiled hearth. Doors leading to:-

SITTING ROOM: With laminate wood flooring and a dual aspect outlook over the property's gardens. Plenty of space for seating arranged around a central inglenook fireplace with a brick surround and oak bressumer beam and inset wood burning stove. Exposed timbers throughout, staircase rising to first floor and a useful understairs storage cupboard off.

KITCHEN/BREAKFAST ROOM: The kitchen contains a matching range of base and wall level units with worksurfaces incorporating a stainless-steel four-ring gas hob with extractor fan above and a stainless-steel sink with mixer tap above and drainer to each side. Integrated Bosch electric combination oven and a two-door Rayburn Range cooker with twin warming plates situated within a chimney breast. Open-plan to the breakfast area and plenty of space for a dining table and chairs, exposed brickwork and double doors opening onto terracing with an attractive view over the gardens. Door reconnecting to the reception hall and further door leading to:-

Inner Hall: Opening into a:-

UTILITY/BOOT ROOM: With a range of base level units with worksurfaces incorporating a stainless-steel sink, space and plumbing for a washing machine and door opening onto the gardens.

SHOWER ROOM: Containing a corner shower, WC, wash hand basin and chrome heated towel rail.

BEDROOM 4: An ideal guest bedroom with a lovely outlook over the gardens and a door leading to:-

STUDY: With staircase rising to first floor and also providing an ideal space to work from home with exposed timbers and brickwork. Opening into:-

DINING ROOM: With plenty of space for a table and chairs, exposed timbers and a superb inglenook fireplace with bressumer beam and brick surround.

First Floor

LANDING: With doors leading to:-

BEDROOM 1: A versatile area which could be utilised in a variety of different ways with characterful timbers and a beautiful view over the garden and towards countryside beyond.

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BEDROOM 2: A double bedroom with exposed timbers, fitted storage cupboards and dual aspect outlook over the property's gardens.

BEDROOM 3: Currently utilised as a dressing room with recessed storage space with the potential to be used as a further bedroom if required.

BATHROOM: With a sunken double-ended bath with tiled surround, mixer tap and shower attachment, WC, vanity suite and a heated towel rail.

DRESSING ROOM: With staircase leading down into the study and the potential to be utilised in various ways but which is particularly well suited as a dressing room to the master bedroom.

Outside

The property is situated in an idyllic rural setting and is set back from the lane by a pretty front garden with a stone paved pathway leading up to the front door and lawns to each side. A generous in-and-out driveway provides extensive **OFF-ROAD PARKING** for numerous vehicles and leads onto a:-

DOUBLE GARAGE: With twin sets of double doors, power and light connected, roof storage space and a personnel door to the rear.

A further gravel driveway provides **OFF-ROAD PARKING** suitable for a motor home or large vehicle.

The property's formal gardens have been beautifully cared for and contain areas of lawn interspersed with mature, well-stocked and colourful flowerbeds and are enclosed by mature hedging to ensure a high degree of privacy. Adjacent to the property is a sunny stone paved terrace which currently contains a hot tub which the owners are happy to leave should the purchaser require it. Within the formal gardens are a number of useful outbuildings including a **LOG STORE** and **TIMBER WORKSHOP**. The formal gardens extend with a number of mature fruit trees, well-stocked raised vegetable beds and a **GREENHOUSE**.

A further parcel of land which was later acquired by the current owners separately to the original purchase measures approximately 2 acres (sts) and

comprises a fenced paddock ideal for ponies or livestock and a mature fruit orchard with a wonderful variety of trees including plum, apple, pear and damson. There is the additional benefit of a second vehicular access into the orchard.

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

AGENT'S NOTES

The property is Grade II listed and thought to date back to approximately 1650 with later alterations.

A covenant exists in relation to the additional land acquired which prevents development without the prior approval of the original owner. We understand that structures relating to agriculture/horticulture (such as greenhouses/stables etc) would not require prior approval and could be carried out. For further information, please contact the office.

EPC RATING: Exempt - Listed.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** F.

TENURE: Freehold.

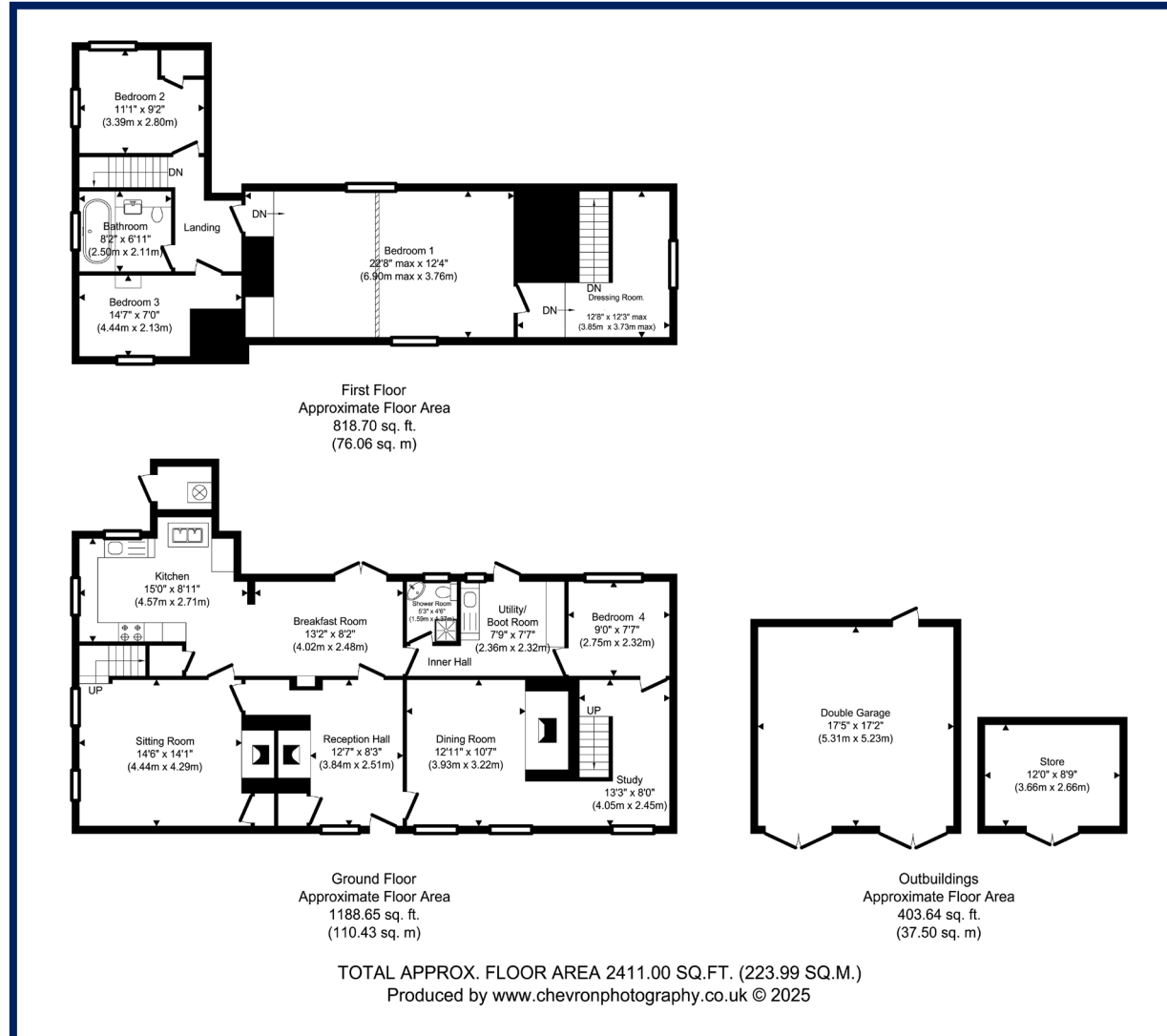
CONSTRUCTION TYPE: Timber frame and brick extension.

THATCH INFORMATION: The property was fully thatched with long straw in 2000 and the ridge was redone in 2019.

WHAT3WORDS: recorders.mystery.scorching

VIEWING: Strictly by prior appointment only through DAVID BURR.

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