



**Moat Cottage,
Cockfield, Suffolk.**

**DAVID
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MOAT COTTAGE, COCKFIELD, BURY ST. EDMUNDS, SUFFOLK. IP30 0HN

Cockfield is a charming Suffolk village consisting of nine greens and hamlets spread around the undulating countryside North of Lavenham. Local amenities include a pub, a primary school, two Churches and shop/Post Office while just 7 miles away is the Cathedral town of Bury St Edmunds which offers a further range of amenities and exceptional transport links.

Situated close to the village green in the well-regarded Suffolk village of Cockfield is this attractive Grade II listed detached cottage offered in excellent condition having been fastidiously maintained by the current owners. Moat Cottage offers a wealth of period features including exposed beams, inglenook fireplace with log burning stove and a chocolate box exterior which is believed to date from the 1700's while enjoying more recent sympathetic and architecturally striking additions. It is a charming yet practical property flooded by natural light in the principal reception spaces with the cosy contrast of a period cottage.

A charming detached Suffolk pink cottage in a discreet setting close to the village green with approximately 0.2 acres of land and ample off-road parking.

RECEPTION HALL: With window to front aspect, oak flooring and exposed beams. Open plan to:

SITTING ROOM: A magnificent room with double aspect windows to front and side. Exposed beams, stairs to first floor and inset with wood burning stove with oak bressummer over an inglenook fireplace.

DINING ROOM: With oak flooring, window to front aspect and stairs to first floor. Understairs cupboard, window to rear aspect and exposed beams.

STUDY/BEDROOM 3: Window to rear aspect, exposed beams and exposed red brick chimney breast. Currently used as an office.

BATHROOM: Fitted with a well-appointed white suite comprising WC, hand wash basin with storage cupboard under and panelled bath with shower attachment over. Heated towel rail, tiled flooring, partly tiled walls and window to front aspect.

KITCHEN/BREAKFAST ROOM: Well-appointed with wall and base units with worktops over and inset with 1 ½ bowl sink, drainer and chrome mixer tap. Window to side aspect, space for washing machine, built in dishwasher and fitted electric cooker with extractor over fitted into reclaimed brick chimney breast. Window to rear aspect, built in fridge/freezer and door to rear. Open plan through to:

GARDEN ROOM: A striking addition to the rear of the property, affording ample natural light and offering views of the southerly facing garden. Glazed on three sides and French doors to front opening onto the terrace abutting the rear of the property.

First Floor

PRINCIPAL BEDROOM: A double room displaying exceptional exposed beams and built in wardrobes. Window through to:

MEZZANINE: An open space overlooking the kitchen/breakfast room and garden room and encased by the glass extension on two sides.

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A second staircase to the first floor from the sitting room, leads to:-

BEDROOM 2: A double room with window to front aspect, exposed beams and chimney breast. Built in wardrobe and storage.

Outside

Moat Cottage is set well back from the road and is accessed over a private gravelled drive providing **OFF-ROAD PARKING** for several vehicles, which in turn leads to a pathway to the property through the attractive cottage gardens. The grounds are predominantly lawned and well stocked with a variety of trees and shrubs. The plot is private in nature with boundaries clearly defined by fencing. As the name states, the property enjoys a **natural Pond** extending around the boundary and to the rear of the plot is a detached summerhouse. Also incorporated within the plot is a **LOG STORE** and timber **STORAGE SHED**.

In all about 0.21 acres.

AGENTS NOTE: We understand that the property is subject to a right of way, over a small portion of the driveway.

SERVICES: Main water and electricity, private drainage via septic tank. Oil fired central heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council: 0300 123400. Council Tax Band: C - £1,911.41 – 2024/25.

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

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoors, likely (source Ofcom).

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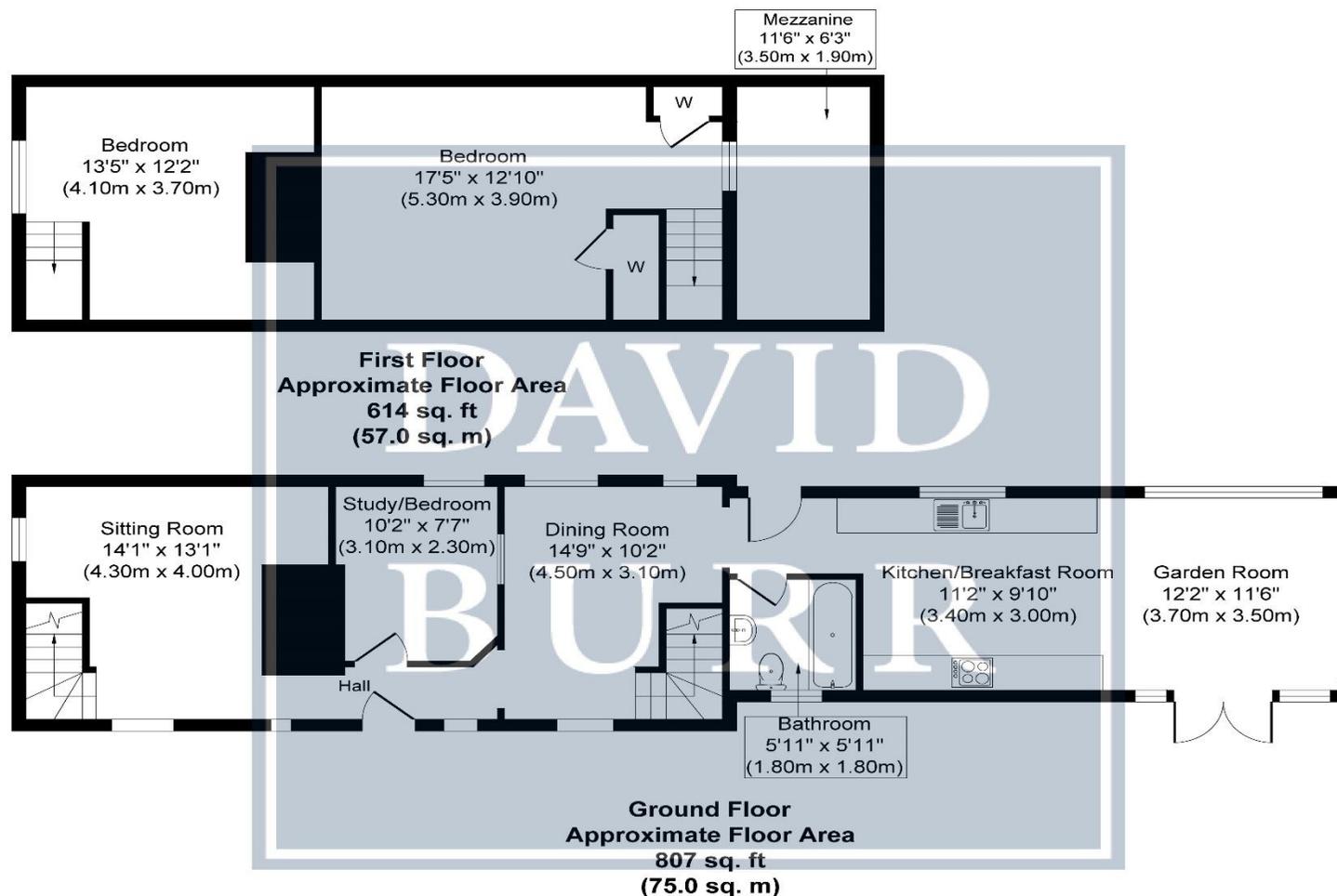
WHAT3WORDS: ///forehand.defaults.dummy.

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

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