



## Clay Cottage

## Elmswell

**Bury St Edmunds, Suffolk IP30 9FS**

*Bury St Edmunds 9 miles—Newmarket 22 miles—Cambridge 36 miles*

**An exceptionally rare opportunity to purchase a 3-bedroom house  
with 5 loose boxes and paddocks, all in 20 acres**

Large reception room, dining room, kitchen, hallway, utility room and WC.

Main bedroom with ensuite shower room; 2 further bedrooms and a family bathroom.

Garden

5 timber stables with ample yard space

2 large hedged and railed paddocks:

one of 9.09 acres (3.680 ha) and one of 7.95 acres (3.218 ha)

About an acre of woodland.

**In all 20.293 acres (8.253 ha)**



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## Summary

With its own access directly from the road through electric powered double gates, Clay Cottage is a nearly new 3 bedroom house of about 1,530ft<sup>2</sup>, built to be part of Elmswell Park Stud by the famous Shadwell Stud. Close to the house are 5 timber loose boxes with a tarmac yard in front of them. Clay Cottage has two superbly railed paddocks of about 9 and 8 acres. The house and stables are set well back from the public road, from which they are hidden by a wide shelter belt.

Built of brick under a slate roof it has, on the ground floor: hall, with a porch over the front door; kitchen; sitting room; dining room; utility room and downstairs WC. On the first floor, there are three bedrooms, one ensuite, and a family bathroom.

The garden is well fenced and has a garden shed.

The land is mostly Grade 2 on the Agricultural Land Classification map, and the soil is clay loam. Over the years the grazing has been nurtured for the highest quality thoroughbreds, and has been grazed by sheep for the last year.

## Location

Clay Cottage is in mid-Suffolk, 9 miles from Bury St Edmunds and 20 miles from the thoroughbred racing hub of Newmarket.

Elmswell, a mile and a half away, has day-to-day amenities including a village shop, butchers, post office, pubs and cafés, as well as a train station, with regular services to Bury St Edmunds, Cambridge and Ipswich. There are good transport links, with the A14 nearby, giving easy access to Newmarket, Bury St Edmunds and Ipswich.

## Services

Mains water and electricity. Klargestep septic tank system.

## Occupancy

The occupation of Clay Cottage shall be limited to persons solely or mainly working or last working in the locality in agriculture, in forestry, or in the equine business or a widow or widower or surviving civil partner of such a person and to any resident dependants.







**Promap**  
LANDMARK INFORMATION

© Crown copyright and database rights 2024. OS AC0000813445  
Plotted Scale - 1:2750. Paper Size - A4

For identification purposes only. Expressly excluded from any contract.

**General Remarks**

**Method of Sale:** Clay Cottage is offered for sale by private treaty.

**Tenure and Possession:** Freehold with vacant possession on completion.

**Sporting, Minerals and Timber:** In so far as they are owned, rights of sport, mineral, and timber are included in the sale. All such rights are believed to be owned by the Vendor.

**Fixtures & Fittings:** Clay Cottage is being offered for sale to include the fixtures and fittings as seen.

**Easements, Covenants, Rights of Way and Restrictions:** The property is sold subject to, or with the benefit of all existing wayleaves, easements, quasi easements, rights of way, covenants and restrictions whether mentioned in these particulars or not. A public footpath runs through the property as shown on the sale plan.

**Boundaries, Plans, Areas, Schedules and Disputes:** The boundaries are based on the Ordnance Survey and are for reference only. The Purchaser will be deemed to have full knowledge of the boundaries and any error of mistakes shall not annul the sale or entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any point arise on the general remarks and stipulations, schedules, plan or the interpretation of any of them, such questions shall be referred to the selling agent whose decision acting as expert shall be final. In the event that the property is sold in lots, the cost of fencing will be borne equally by each party.

**Environmental Schemes and Designations:** BPS entitlements were claimed. No application has been made for any scheme under ELMS. The property is within a Nitrate Vulnerable Zone (NVZ).

**Energy Performance Certificates and Council Tax Bands:**

Council Tax Band	Band E
EPC Rating	B

**Local Authority:** Mid Suffolk District Council <https://www.midsuffolk.gov.uk/> The property is in the parish of Elmswell.

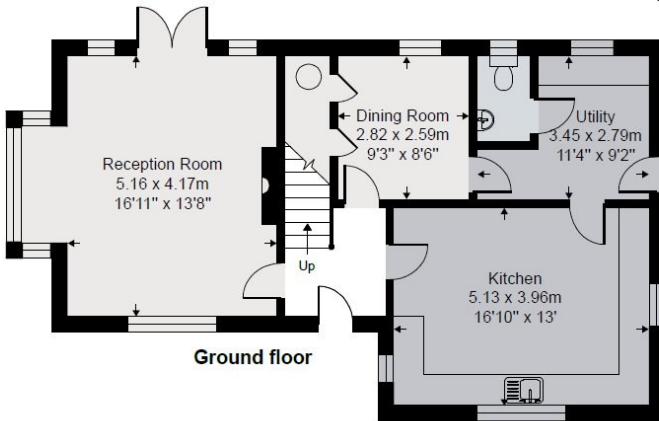
**VAT:** Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property or any part of it or any rights attached to it becomes a chargeable supply for the purposes of VAT such tax will be payable in addition.

**Solicitors:** Mills & Reeve Mills & Reeve LLP, Botanic House, 100 Hills Road, Cambridge, CB2 1PH

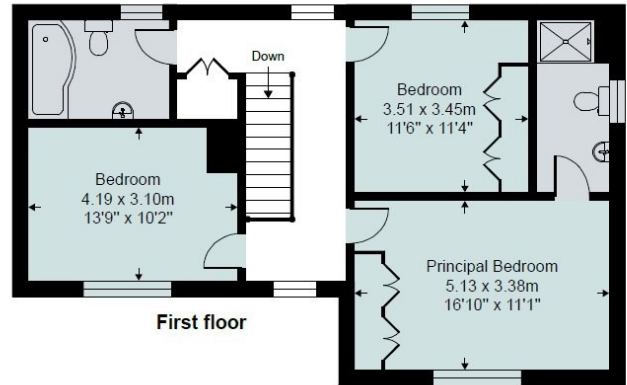
**Anti-Money Laundering:** In accordance with the Money Laundering Regulations 2017, on acceptance of an offer, the purchaser must provide proof of identity and address before solicitors can be instructed. In addition, evidence of funding should be provided.

Clay Cottage = 1532 sq ft / 142.3 sq m

For identification only - Not to scale



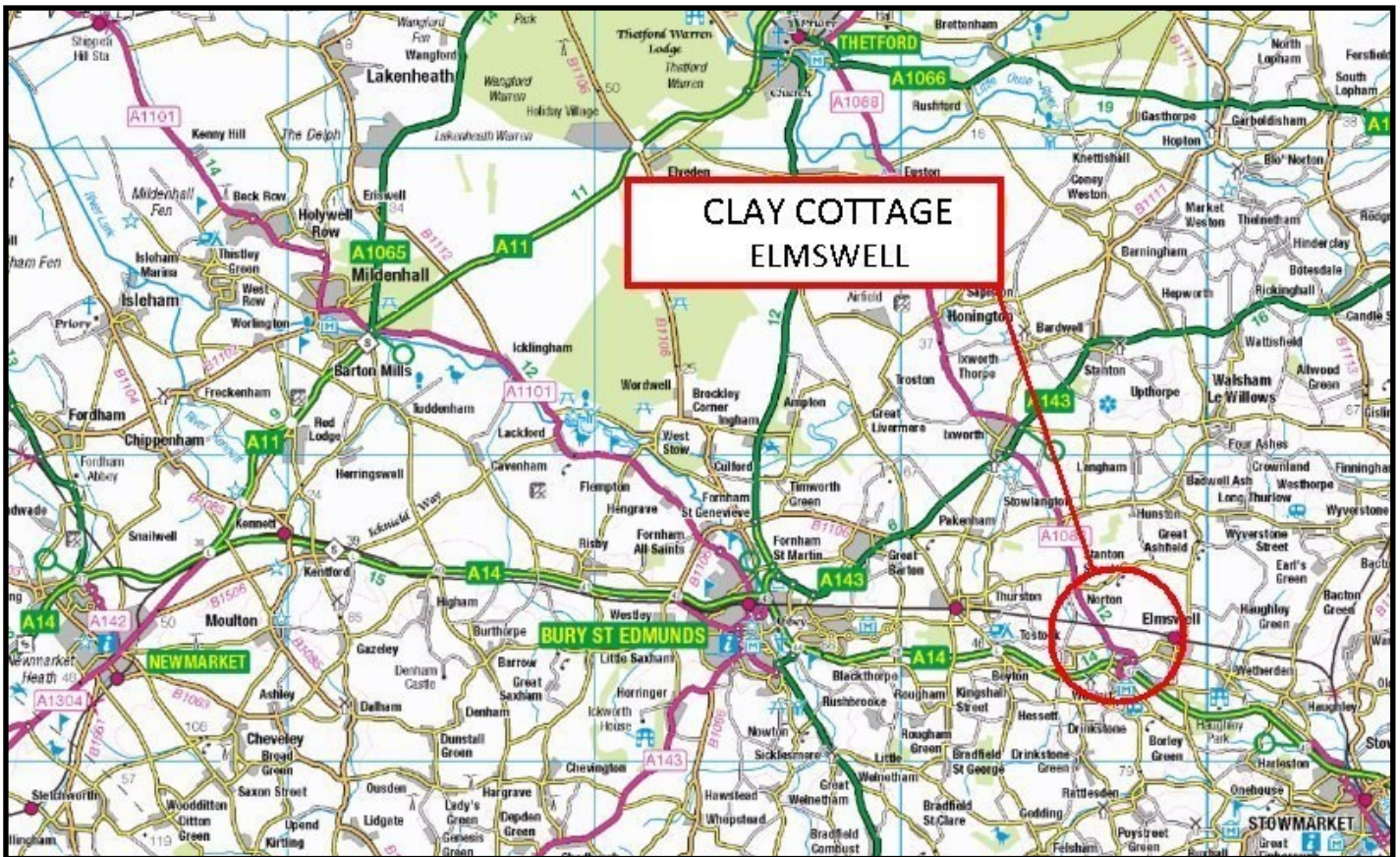
Ground floor



First floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022.



**Viewing:** Viewing is strictly by appointment via the joint agents.

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**Postcode:**

Clay Cottage – IP30 9FS

What3Words: [///downhill.founders.photocopy](https://www.what3words.com/#!/downhill.founders.photocopy)

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