



Coach House Cottage
Great Finborough, Suffolk

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Coach House Cottage, Great Finborough, Suffolk, IP14 3AE

Great Finborough is a sought-after village in rural mid Suffolk with amenities including church, village hall, public house and primary school. Private education (day and boarding) is provided at Finborough School on the outskirts of the village. The village is approximately 2.5 miles from the market town of Stowmarket with a comprehensive range of schooling, shopping, recreational and cultural facilities together with a mainline rail link to London's Liverpool Street and access to the towns of Ipswich and Bury St Edmunds.

Welcome to Coach House Cottage, a remarkable property nestled within the grounds of Great Finborough Independent School. This exquisite family home showcases meticulous design and superior craftsmanship, offering a luxurious living space spanning an impressive 2200 square feet.

A splendid village home nestled in an enviable position adjacent to Finborough School. Offered with no onward chain.

Upon entering Coach House Cottage, you are greeted by a spacious reception hall adorned with a large cloaks cupboard and a staircase leading to the first floor. The heart of the home, the drawing room, features solid oak flooring and magnificent arched floor-to-ceiling windows that flood the space with natural light, creating an inviting ambiance for gatherings and relaxation. The ground floor further boasts a well-equipped fitted kitchen with ample storage and granite work surfaces, utility with a W.C., a versatile study that doubles as a bedroom with its en-suite shower room, a dining room with patio doors opening to the enclosed rear courtyard, and an additional sitting room also offering access to the courtyard.

Upstairs, discover five double bedrooms, including one with its own en-suite, thoughtfully designed to prioritise comfort and functionality. A well-appointed family bathroom completes the upper level, ensuring every need is met with elegance and style.

Outside, a gated driveway welcomes you, providing ample off-road parking for your convenience. Beyond lies a secluded lawned garden, offering a peaceful retreat from the hustle and bustle of daily life. A walled patio beckons for al fresco relaxation and entertaining, accessible from both the dining and sitting rooms.

Situated in the highly sought-after village of Great Finborough, residents enjoy access to local amenities including a village church, hall, pub, and primary school. For those seeking private education, Finborough School is conveniently nearby. With easy access to Stowmarket, shopping, leisure facilities, and the A14 for travel to Ipswich, Bury St Edmunds, and Cambridge, this property offers the perfect balance of rural tranquillity and urban convenience.

Whether you're downsizing, starting a family, or embracing retirement, The Coach House presents an unparalleled opportunity for peaceful and luxurious living in Suffolk. Don't miss your chance to experience the unique charm and elegance of this exceptional property. Book your viewing today and make The Coach House your next cherished home.

AGENTS NOTES: As is not uncommon with properties of this age there is a right of access over the neighbouring property's driveway which leads to Coach House Cottage. For further information please contact the office.

Coach House Cottage lies within the curtilage of the neighbouring Grade II Listed properties and conservation area of Great Finborough School.

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SERVICES: Mains water and electricity are connected. LPG heating to radiators. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band E

EPC Rating: E

BROADBAND & MOBILE: Please see our website and Ofcom.org.uk for further details.

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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.



Offices at: Woolpit 01359 245245- Long Melford 01787 883144- Leavenheath 01206 263007 - Clare 01787 277811-Castle Hedingham 01787 463404

Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888 - Linton & Villages 01440 784346

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Approximate Gross Internal Area
2175 sq ft (202 sq m)

Ground Floor

First Floor

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk

