



**Laurel House,
Cross Green, Cockfield, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



LAUREL HOUSE, CROSS GREEN, COCKFIELD, SUFFOLK. IP30 0LJ

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.

A recently refurbished detached village home with generous grounds in the region of 1 acre and far-reaching countryside views. The property comprises a spacious 3-bedroom detached 1950's home with a wide range of useful and versatile outbuildings and grounds that are well suited to running a business from home (stp) or equestrian use. **NO ONWARD CHAIN.**

A spacious and well-presented detached village home with grounds in the region of 1 acre and far-reaching countryside views.

ENTRANCE HALL: Stairs rising to first floor and door to-

SITTING ROOM: A light dual aspect room with log burning stove inset to a feature red brick fireplace, French style double doors opening to the rear terrace and window to front aspect.

KITCHEN/BREAKFAST/DINING ROOM: Well appointed with a range of matching wall and base units with worksurfaces over, integrated appliances include a one and a half bowl ceramic butler sink inset with drainer and mixer tap over, induction hob with extractor over, ovens and microwave. Integrated washing machine and integrated fridge. There is a central island with storage under and open plan access leading to the dining area with bay fronted window providing views over the front gardens. Further door leading to the side of the property providing access to the driveway and rear garden.

CLOAKROOM: With white suite comprising WC and integral hand wash basin.

First Floor

LANDING: With window to rear aspect.

PRINCIPAL BEDROOM: A substantial double bedroom with integrated storage and windows to front and rear with far reaching countryside views.

BEDROOM 2: Spacious double bedroom with integrated storage and bay fronted window.

BEDROOM 3: With window to rear.

BATHROOM: With white suite comprising hand wash basin, panel bath with shower attachment and shower screen. Frosted window to front.

CLOAKROOM: With WC and frosted window.

Outside

The property is accessed via dual 5-bar gates leading to the sweeping shingle driveway with access to the garaging and ample **OFF-ROAD PARKING** to the side of the house. There are a myriad of useful **WORKSHOPS** including:-

SINGLE GARAGE: With up and over door. Power and light connected.

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Further workshop to the rear of the property and a plethora of **GREEN HOUSES** and **STORAGE SHEDS** some of which might be ripe for conversion into stables or tack rooms, subject to the relevant permissions.

The majority of the gardens are laid to lawn with a substantial front lawn and parcel of rear garden screened by evergreen hedging and an additional set of 5-bar gates which provides vehicular access to the rear most part of the grounds where there is a further parcel of lawn and hardstanding.

In all about 1 acre.

SERVICES: Main water and electricity. Private drainage. LPG heating.
NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council: 0300 1234000.
Council Tax Band: D - £2,052.86 -2023/2024.

EPC RATING:

BROADBAND SPEED: Up to 1000 Mpbs (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – likely, outdoor.
(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: ///roadblock.charging.rotations.

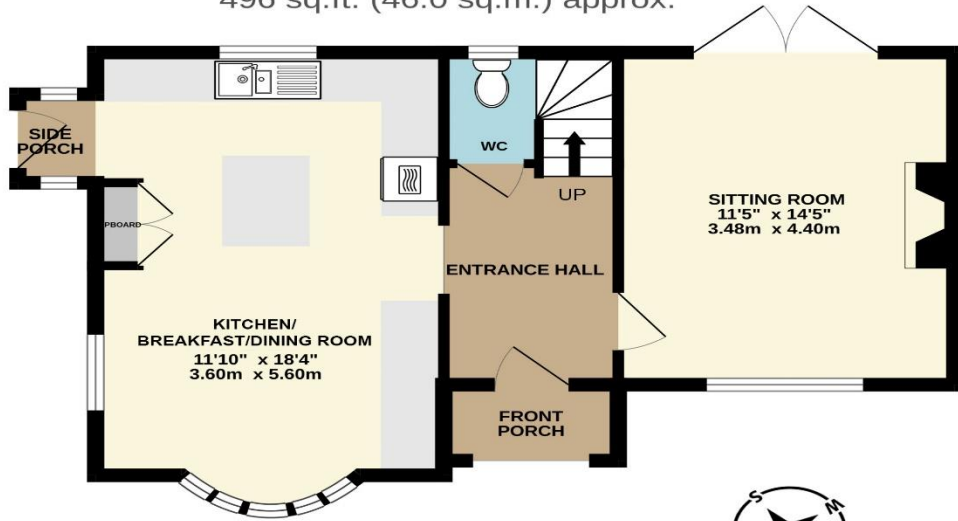
VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St Edmunds 01284 725525.

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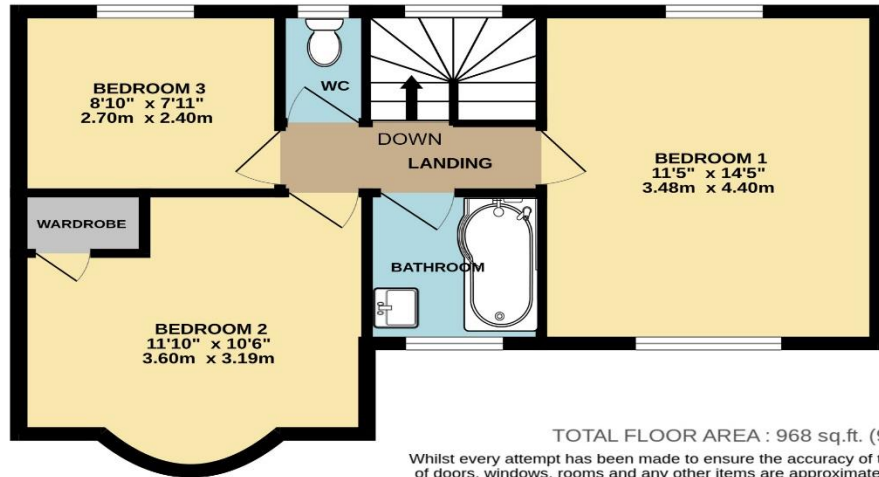


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GROUND FLOOR
496 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (90.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OUTBUILDINGS

