



**The Hermitage,  
Cockfield, Suffolk**

**DAVID  
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# THE HERMITAGE, COCKFIELD, BURY ST. EDMUNDS, SUFFOLK, IP30 0JL

Cockfield is a scattered Suffolk village consisting of nine greens and hamlets spread around the undulating countryside North of Lavenham. There is a Pub, Restaurant, Church and shop/post office. The Cathedral town of Bury St Edmunds is 7 miles and the market town of Sudbury is 9 miles, both provide extensive amenities and the latter a branch line service to London's Liverpool Street Station.

A charming detached thatched cottage with convenient transport links along the A134 which is currently utilised as a successful dog grooming and breeding business by the current owners but which caters to a variety of different needs. The accommodation itself contains three reception rooms as well as a kitchen/dining room, utility and ground floor cloakroom with three bedrooms and two bathrooms (one en-suite) upstairs. Generous gardens are divided into a number of different areas suitable for the current business use as well as formal gardens, extensive parking, a detached barn and double garage. **In all about 2.07 acres (sts).**

## **A three-bedroom detached thatched cottage situated within extensive grounds measuring approximately 2 acres.**

**KITCHEN/DINING ROOM:** A characterful room with exposed timbers and brick flooring and a brick arched fireplace with the potential to be reinstated as a working fire. Range of base and wall level units with solid oak worksurfaces incorporating a ceramic one-and-a-half sink with mixer tap above and drainer to side. Space for a free-standing Range cooker within a mellow red brick chimney breast with oak bressumer beam and extraction within. Pantry cupboard to one side and further space and plumbing for an American style fridge/freezer. Integrated Smeg dishwasher, extensive storage and room for a breakfast table and chairs.

**SITTING ROOM:** With a continuation of exposed brick flooring, exposed timbers and a mellow red brick chimney breast with inset wood burning stove situated on a herringbone brick hearth. Plenty of space for seating and an attractive bay window with an outlook over the property's side gardens and double door opening into:-

**GARDEN ROOM:** With pamment tiled flooring, range of windows allowing for plenty of natural light and double doors opening onto terracing.

**DRAWING ROOM/STUDY:** A charming room with exposed timbers and an inglenook fireplace with an inset wood burning stove situated on a herringbone brick hearth. Distinct study area adjacent to a gothic arched window and a further bay window allowing for plenty of natural light.

**UTILITY:** A functional area with stainless-steel industrial grade sinks with faucet tap over and drainer to side. Cupboard off with space for a stacked washing machine and tumble dryer. Door leading to:-

**CLOAKROOM:** Containing a WC.

### **First Floor**

**LANDING:** With access to loft storage space and doors leading to:-

**BEDROOM 1:** A comfortable double bedroom with exposed timbers, double wardrobe off and outlook over the property's grounds. Thumb latch door leading to:-

**EN-SUITE SHOWER ROOM:** Containing a tiled shower cubicle, WC, pedestal wash hand basin and a linen cupboard off.

**BEDROOM 2:** A charming room with a vaulted ceiling, leaded windows and exposed timbers. Three sets of double wardrobes.

**BEDROOM 3:** A further characterful double bedroom with an outlook over the property's grounds, exposed timbers and a double wardrobe.

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**BATHROOM:** With a tongue-and-groove panelled bath with mixer tap above and shower attachment over, WC, pedestal wash hand basin and a heated towel rail.

## Outside

The driveway is conveniently located off of the A134 and expands into an extensive area of **OFF-ROAD PARKING** for numerous vehicles. The driveway continues onto a:-

**DOUBLE GARAGE:** A versatile building with the potential to create further accommodation (subject to necessary consents). The garage benefits from twin sets of timber double doors, power and light connected, sewage connected and a dropdown ladder leading into useful loft storage space.

The property benefits from formal gardens which contain a colourful variety of flowers, a number of mature trees and a stone paved terrace adjacent to the house itself.

The property is currently utilised by the current owners as a successful dog breeding and grooming business and is set up in a way ideal for purchasers looking to carry on the same. The grounds have been divided into numerous enclosed areas with high grade fencing. Also accessible from the driveway is a:-

**DETACHED BARN:** Of timber construction beneath a pegtile roof and with a traditional weatherboarded exterior, currently utilised as a grooming salon for the owner's business but which could equally be utilised in a variety of different ways. Available via separate negotiation is the industrial commercial grade sinks and there is the further benefit of air conditioning.

The grounds in total measure in the region of 2 acres, approximately 1 acre of which is utilised as a smallholding with a number of free range chickens.

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

## AGENT'S NOTES

A variety of commercial equipment may be available via separate negotiation including commercial sinks, kennels and storage units.

There is the benefit of a second vehicular access behind the property itself over land belonging to a third party.

The thatch was newly thatched in March 2023 with Suffolk straw.

The property is grade II listed and thought to date back to approximately 1800s with some evidence of earlier materials being used. A portion of the land has been unlisted which enables greater potential for commercial use within the defined area. For further information please contact the office.

Significant planning consent was obtained in 2023 for the creation of a new two bay cartlodge with commercial space and further guest accommodation above suitable for holiday letting or other commercial activity. Permission was also granted for the erection of a substantial stable block to cater for buyers with equestrian/livestock needs. Search Babergh planning portal with reference DC/22/06142.

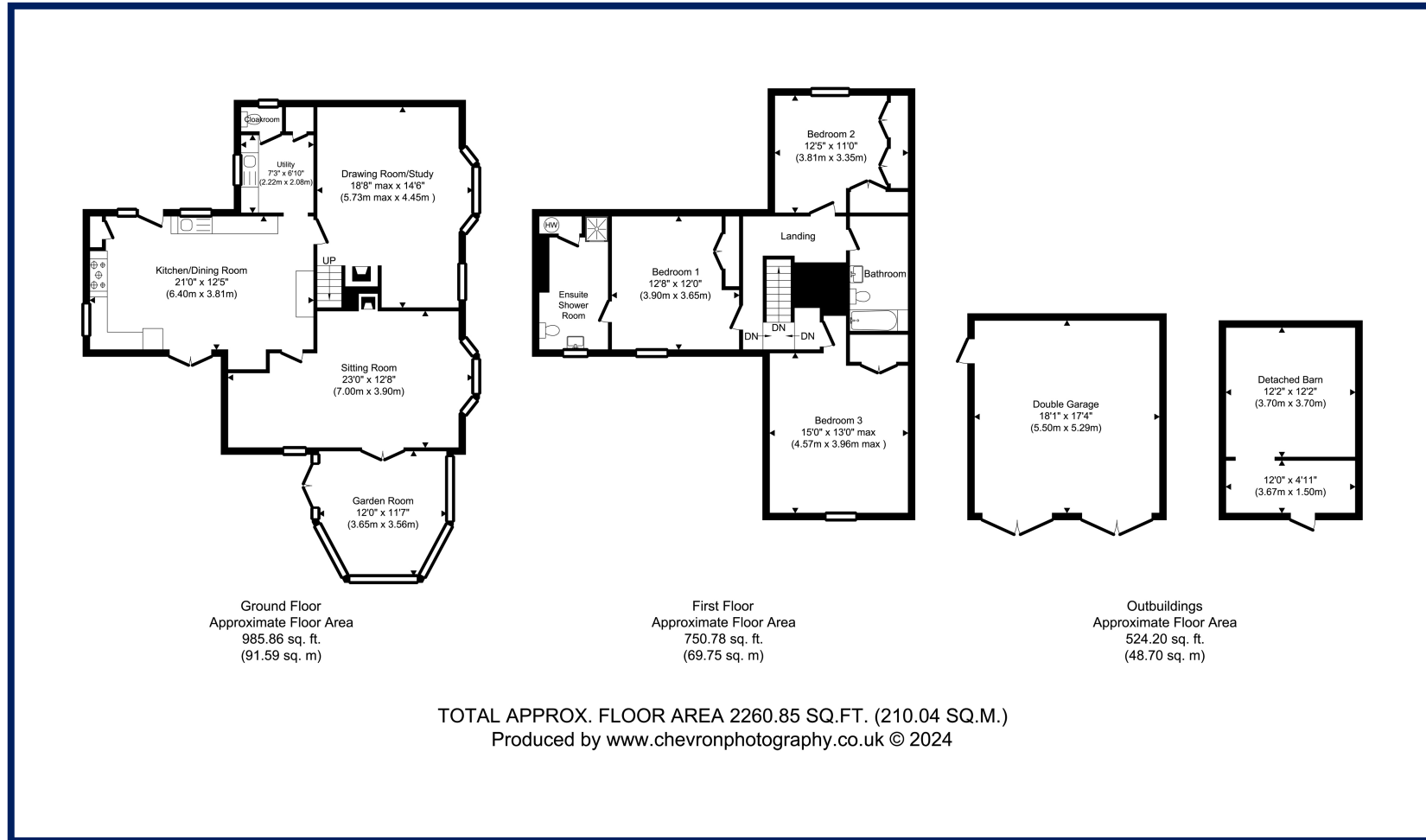
**EPC RATING:** Exempt. **WHAT3WORDS:** refreshed.thinks.daylight

**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 framed.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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