



DAVID  
BURR

Cossets  
Thwaite, Suffolk



# Cossets, Church Lane, Thwaite, Suffolk, IP23 7EJ

The village of Thwaite has close links with Stoke Ash and local amenities include village inns, post office and village hall. There is a nearby village store/petrol station on the A140 and the historic market town of Eye is about 4 miles distant providing a good range of everyday amenities. The towns of Diss and Stowmarket are around 10 miles with an excellent range of schooling, shopping, recreational and cultural facilities with mainline rail links to London Liverpool Street.

A delightful unlisted detached thatched cottage that occupies an enviable position towards the end of this no-through lane and located in the highly desirable village of Thwaite. Cossets affords an excellent display of notable period features throughout and of particular note is the superb inglenook fireplace in the sitting room and more recently the property has undergone significant improvements and developments by way of a newly fitted kitchen and double rear extension. The rear addition of Cossets is excellently positioned to create separate annexe accommodation or be occupied as a holiday let if so required (subject to the necessary planning consents). The grounds of the cottage are a genuine delight that are meticulously cared for by the present owners and surround the property creating an excellent idyllic setting that also incorporates off street parking and a double bay cart lodge with snooker room/studio above.

## **A versatile unlisted detached thatched cottage occupying an idyllic setting in this sought after Suffolk village.**

Solid wood entrance door with central stained-glass window opening to;  
**ENTRANCE PORCH:** A welcoming area with brick flooring. Leaded light window to side. Door to;

**SITTING ROOM:** An impressive room having a large inglenook fireplace with pamment tiled hearth and a large bressummer creates the main focal point of the room. An excellent display of exposed timbers and studwork. Suffolk latch door to stairs leading to first floor. A superb open studded wall leading through to the;

**STUDY AREA:** A versatile space that would lend itself to a multiple of uses. Exposed brick flooring, timbers and studwork. Understairs storage cupboard.

**KITCHEN:** Fitted with matching wall and base units under work preparation surfaces that incorporate a Butler style sink with central mixer tap. Further integrated appliances include slimline dishwasher, fridge and freezer. Space for an AGA cooker. Opening through to garden room and utility room.

**UTILITY:** Having matching wall and base units under work preparation surfaces. Space for washing machine. Door to rear.

**GARDEN ROOM:** An impressive and sympathetic extension with a display of exposed timbers and studwork under a vaulted ceiling. Tiled flooring. Excellent views of the gardens.

**INNER LOBBY:** Having exposed brick flooring. Suffolk latch doors and leaded light window having front aspect.

**REAR HALLWAY:** Staircase rising to first floor. Attractive tiled flooring. External door with stained glass window that gives access to the garden allowing one to enjoy warm summer afternoons.

**STUDY:** This room would lend itself to a multiple of uses if so required, however is currently occupied as a home office by the present owners. Views overlooking the front grounds via a leaded light window. Air conditioning unit.

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**BEDROOM 3:** Again, this room is a versatile space but currently occupied as a third bedroom with leaded light window overlooking the gardens. Display of exposed timbers and studwork. Air conditioning unit. Suffolk latch door.

**DOWNSTAIRS SHOWER ROOM:** Fitted with a corner shower cubicle, high level flush W.C., wash hand basin with mixer tap and vanity unit with cupboard beneath. Tiled flooring. Heated towel rail. Leaded light window to side.

**BATHROOM:** Fitted with roll top spa bath with mixer tap and shower attachment, wash hand basin having mixer tap and vanity unit surround and a high-level flush W.C. Attractive brick flooring. Velux window.

## First floor

*(Accessed via the staircase from the rear hall)*

**BEDROOM 4:** With Velux window to the side. Air conditioning unit.

*(Accessed via the staircase from the sitting room)*

**LANDING:** A large inviting area with exposed timbers and studwork and having wide oak floorboards. Suffolk latch doors through to;

**BEDROOM 1:** With exposed timbers and studwork. Window overlooking the garden room.

**BEDROOM 2:** A delightful dual aspect room with leaded light windows overlooking the front garden. Offering exposed timbers and studwork and having wide oak floorboards.

## Outside

The property is set away from the road and approached by off street parking for multiple vehicles which in turn lead to the gardens, property and **DETACHED DOUBLE BAY CARTLODGE** with room above currently occupied as a games room, however would lend itself to a studio if so required. Power and light connected.

The remainder of the gardens are a genuine delight, recently reconstructed and meticulously cared for by the present owners which incorporate an abundance of flower and shrub beds, established trees and bordered by a mature well-kept hedge. The remainder is predominantly lawn and has well placed terrace areas immediately adjacent to the rear and side of the property both ideally placed for al fresco dining on warm summer days.

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

**LOCAL AUTHORITY:** Mid Suffolk District Council. Band D

**EPC Rating:** TBC

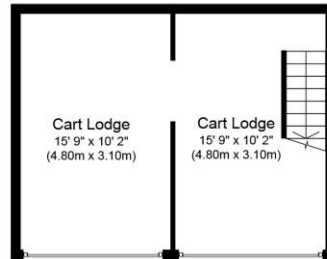
**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

**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.



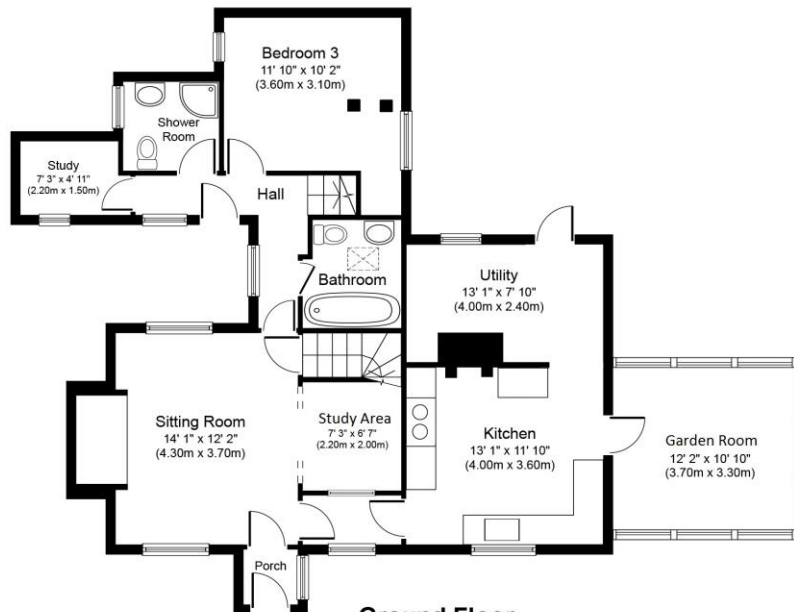
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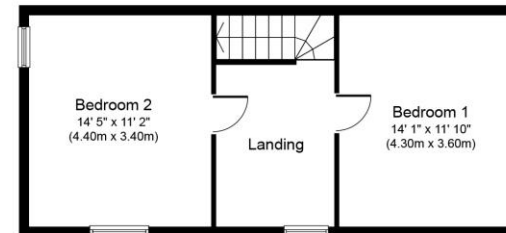
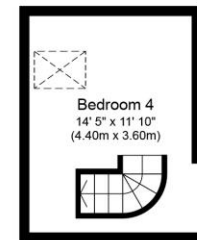
**Outbuilding Ground Floor**  
**Approximate Floor Area**  
**321 sq. ft.**  
**(29.8 sq. m.)**



**Outbuilding First Floor**  
**Approximate Floor Area**  
**233 sq. ft.**  
**(21.6 sq. m.)**



**Ground Floor**  
**Approximate Floor Area**  
**1,031 sq. ft.**  
**(95.8 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**619 sq. ft.**  
**(57.5 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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