



DAVID
BURR

**Bramley Cottage,
Culford, Bury St. Edmunds, Suffolk.**



BRAMLEY COTTAGE, THE STREET, CULFORD, SUFFOLK. IP28 6DS

Culford is a village well known for its private school, 3 miles north of Bury St Edmunds. The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 trunk road bypasses the town. Cambridge is 24 miles. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich & Ipswich with connections for London. A commuter rail link is available at Stowmarket 12 miles.

A beautifully presented flint cottage thought to date from the early 1800's with hall-mark period features such as latch doors, exposed timber studwork, attractive flint elevations all packaged with a blend of practical creature comforts including the likes of solar panels and electric battery storage set within a discreet and private location in the ever-popular village of Culford. In brief the accommodation comprises 2 generous double bedrooms, a substantial family bathroom, 2 reception rooms and private sunny gardens with the added benefit of a large home studio set away from the principal residence.

A beautifully presented flint cottage occupying a discreet location with a studio in this highly regarded Suffolk village.

ENTRANCE HALL: With immediate access to the:-

DINING ROOM: A beautiful characterful room with a wealth of exposed ceiling timbers. Window overlooking the rear garden facing towards the studio. Ample space for formal dining and entertaining with exposed brick fireplace which is now home to the dual log burning stove with bressummer over and open plan access to:-

KITCHEN: With a wealth of exposed ceiling timbers and window to front elevation. Well-appointed kitchen comprising a range of matching wall and base units with integrated appliances to include a one and a half bowl ceramic butler sink with mixer tap over, integrated dishwasher, fridge, freezer and electric Beko induction hob with extractor over. Space for washer/dryer and shelved **PANTRY**. Suffolk latch door through to:-

SITTING ROOM: A charming room, the focal point for which is the other side of the brick fireplace displaying the log burning stove, set on a red brick plinth. The room is finished with dual aspect windows to front and rear, personnel door to rear gardens and a useful separated:-

STUDY AREA: Ideal for homeworking with understairs storage.

First Floor

LANDING: With attractive views of mature trees and shrubs afforded by the windows to the front elevation. The landing has exposed timber studwork with door to:-

BEDROOM 1: A substantial double bedroom with semi-vaulted ceiling and exposed timber frame with window to rear aspect.

BEDROOM 2: A substantial double bedroom with an ornate fireplace and a wall of integrated storage. Airing cupboard housing the hot water cylinder and window to rear.

FAMILY BATHROOM: Well-appointed with underfloor heating and a suite comprising WC, hand wash basin, claw footed slipper bath and corner shower with heated towel rail and smart mirror. Window to front aspect with views of mature trees and shrubs.

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THE STUDIO

Situated adjacent to the house and divided into two distinct areas, the studio is currently home to a generous pottery gallery with electric heating, power and light connected. 2 skylights. This area could equally be useable as an ideal home office.

The second part of the studio comprises a cosy seating area again heated with power and light. Facing back at the attractive flint elevations of the cottage with a sky light window to the rear.

Outside

The property is accessed via a small privately maintained track serving 3 properties of which Bramley Cottage is one. The cottage has the benefit of 3 **OFF-ROAD PARKING** spaces with gated personnel access leading to the rear of the cottage providing independent access to the studio and the rear garden. The garden is deliberately low maintenance in nature and ideal for Alfresco dining and entertaining. The garden is privately located in the middle of the cottage and studio and there is a useful **STORE:** for bins and garden refuse. **STORE ROOM/SHED:** With original copper and oven.

AGENTS NOTE

Please note that the property is subject to a flying freehold and we understand that the maintenance for the track is equally shared between the three properties.

SERVICES: Main electricity, water and drainage are connected. Electric heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: B - £1,622.39 – 2024/25.

EPC RATING: D.

BROADBAND SPEED: Up to 51 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three and Vodafone – outdoors, likely (source Ofcom).

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WHAT3WORDS: ///breakfast.banana.evidence.

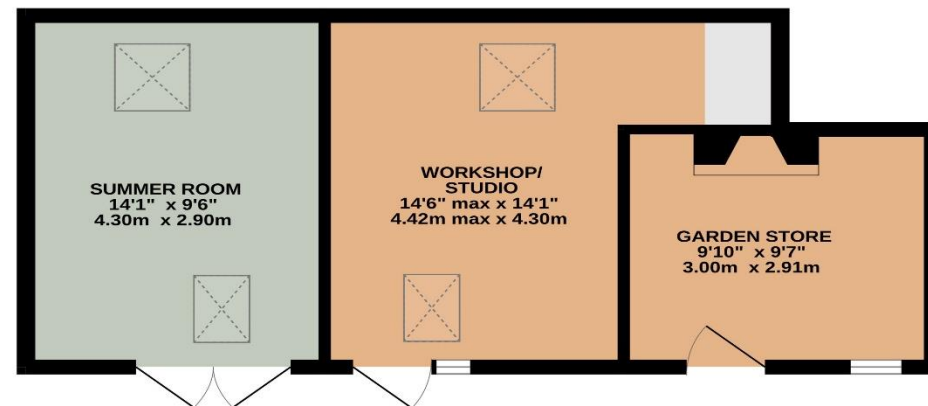
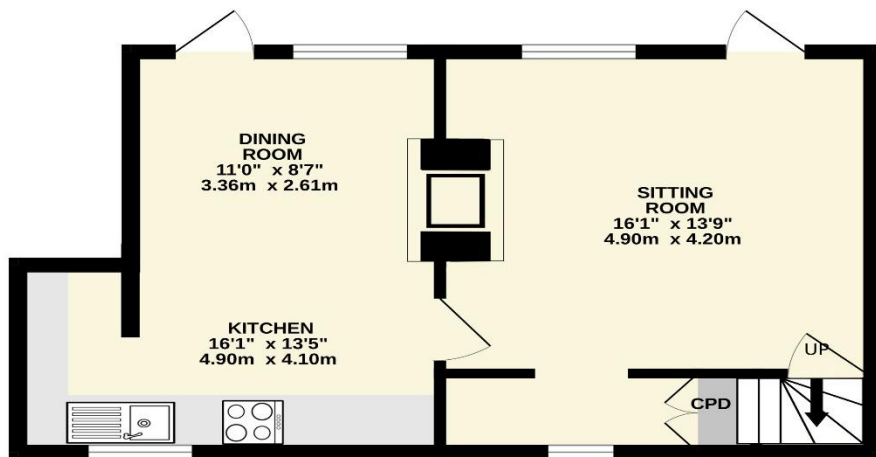
VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St Edmunds 01284 725525.

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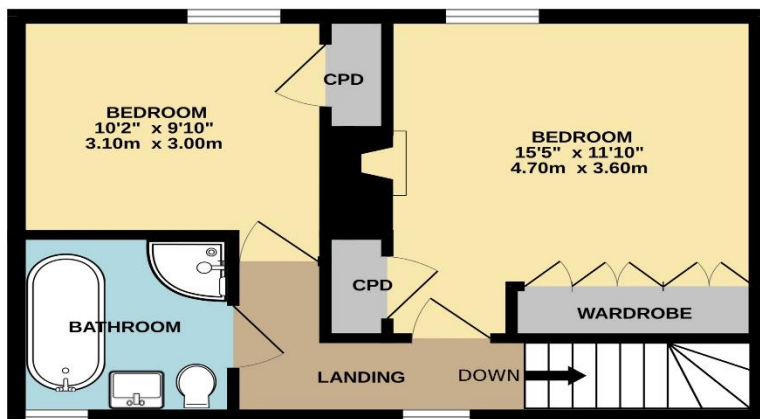


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GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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