



**Partridge Cottage**  
**Barningham, Suffolk**

**DAVID  
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# Partridge Cottage, Bardwell Road, Barningham, Suffolk, IP31 1DG

Barningham is a charming and sought-after village, offering a community atmosphere with essential amenities close by including a local Spar shop with a good range of groceries together with an in-store bakery and post office. There is a well-regarded primary school with a good/outstanding Ofsted rating which as a Church of England school has strong links with the local parish church of St Andrew. Play and fitness equipment are installed on the Cricket Meadow with a younger children's fenced play area and a public house/restaurant also doing takeaways making it a perfect village for family living. The historic market town of Bury St Edmunds is approximately 12 miles away, offering a wealth of shopping, dining and cultural experiences. Diss, with its direct rail connections to London, is about 11 miles to the east, while Thetford is 9 miles to the northwest. The A14 and A11 trunk roads are within easy reach, providing swift access to Cambridge, Norwich, and beyond.

Nestled within the scenic Suffolk countryside and just a few minutes' stroll from the heart of Barningham village, Partridge Cottage is a charming and substantial semi-detached home that combines the character of traditional Suffolk architecture with the convenience of modern living. Constructed in the 1990s in the style of a classic Suffolk cottage, this beautiful residence offers the warmth and charm of exposed oak beams, open fires and stunning countryside views, alongside the comforts of a well-designed, contemporary home. No onward chain.

## **A traditional style property offering generous well-planned accommodation in a well-served and popular village with the benefit of no onward chain.**

With over 2,000 sq ft of spacious accommodation, the front door opens into a welcoming reception hall, complete with attractive parquet flooring that flows seamlessly into the sitting room, dining area and snug. The sitting and dining rooms are elegantly divided by a central exposed brick fireplace, featuring a wood-burning stove on the sitting room side and an open fire in the dining area—perfect for cosy evenings and gatherings. The snug is an ideal space for relaxation, offering versatility as a family room or additional lounge.

The rear-facing kitchen connects to both the dining room and snug, creating an easy flow for family living and entertaining. Fitted with a range of solid wood wall and base units, the kitchen provides ample storage and workspace, while a separate utility room adds further functionality with space for appliances and additional storage. A door from the utility room leads to the garden, enhancing the practicality of this family-friendly home.

Upstairs, a generously proportioned central landing gives access to four well-sized bedrooms. The principal suite benefits from an en-suite bathroom and ample storage, while the remaining three double bedrooms share a family bathroom. Each bedroom offers a peaceful retreat with picturesque countryside views, adding to the tranquil feel of the property.

Outside, Partridge Cottage is set back from a quiet village lane, with a neat front lawn and a substantial gravel driveway providing ample off-road parking, leading to a detached garage with light and power. The rear garden features a large patio area for al fresco dining and a secluded lawn, bordered by mature hedging for privacy. Facing southwest, the garden offers stunning sunset views—a perfect backdrop for evening relaxation.

Partridge Cottage is a rare find, offering both countryside serenity and the convenience of village life. With its idyllic setting, generous living spaces, and charming features, this is a home designed for those who appreciate the balance of rural beauty and modern comfort.

# Partridge Cottage, Bardwell Road, Barningham, Suffolk, IP31 1DG

- Charming Suffolk Architecture – Built in the 1990s in the style of a traditional Suffolk cottage, blending character and modern comfort.
- Over 2,000 sq ft of Spacious Accommodation – Generously proportioned layout ideal for family living and entertaining.
- Open Plan Sitting and Dining Room – Characterful exposed brick fireplace with a wood-burning stove and open fire, complemented by beautiful parquet flooring.
- Versatile Reception Rooms – Additional snug and spacious reception hall provide flexible living spaces.
- Stylish Country Kitchen – Fully fitted with solid wood units, ample work surfaces, and direct access to a utility room and garden.
- Four Generous Bedrooms – Including a principal suite with en-suite bathroom and countryside views from each bedroom.
- Southwest-Facing Garden – Private lawned garden with mature hedging, offering spectacular sunset views.
- Ample Off-Road Parking and Detached Garage – Spacious gravel driveway and detached garage with power and lighting.
- Idyllic Countryside Location – Peaceful setting surrounded by fields and open countryside, yet just minutes from Barningham village.
- Convenient Access to Local Towns and Transport Links – Close to Bury St Edmunds, Diss (rail links to London), Thetford, and major trunk roads A14 and A11 for easy commuting.

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

**LOCAL AUTHORITY:** West Suffolk District Council – Band E

**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

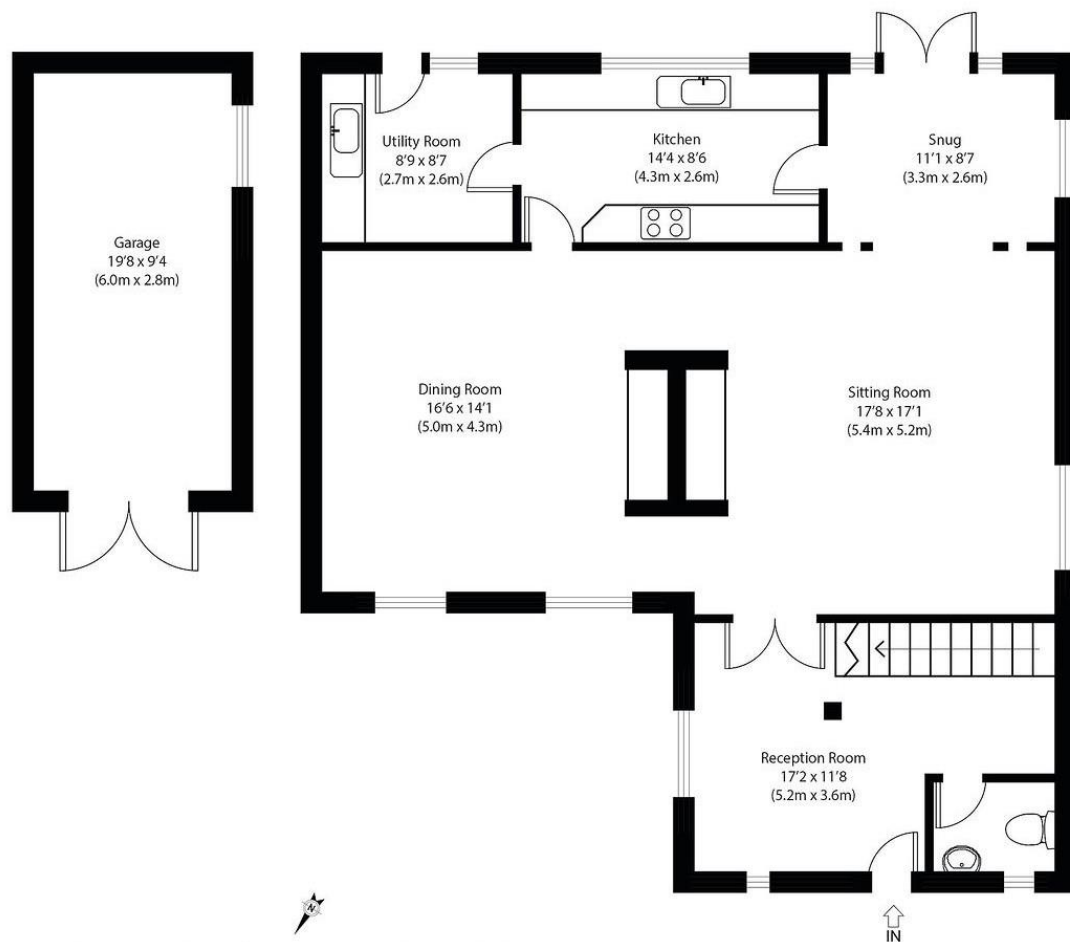
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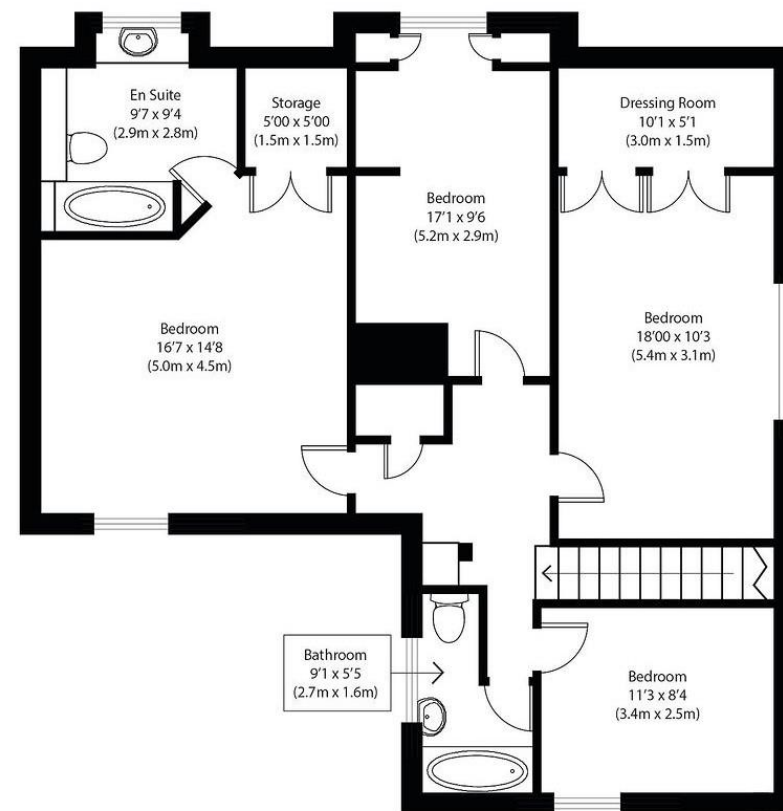
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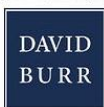
Ground Floor



First Floor

Approximate Gross Internal Area  
 Main House 2155 sq ft (200 sq m)  
 Garage 185 sq ft (17 sq m)  
 Total 2340 sq ft (217 sq m)

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.photohausgroup.co.uk



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