



**Applebrook Cottage,  
Wickhambrook**

**DAVID  
BURR**







# Applebrook Cottage, 1 The Duddery, Wickhambrook, CB8 8UN

Wickhambrook is a lovely rural village with a vibrant community, served by a public house, shop, school, petrol station, surgery, and parish church, and is closely linked to the A143, which provides fast access to the cathedral town of Bury St Edmunds (approximately 9 miles) and Newmarket (7 miles), in turn providing access to the A14 trunk road to London via the M11.

This charming, unlisted period property is situated in a semi-rural location within walking distance of local amenities. The property has retained many original features, including exposed beams and an attractive inglenook fireplace, and sits within south-facing, mature, cottage-style gardens with off-road parking and a workshop, all surrounded by open countryside.

## A charming, detached, unlisted cottage overlooking open countryside.

### Ground Floor

Entrance into the:

**ENTRANCE HALL** With a useful storage cupboard and a door through to the:

**SITTING ROOM** A charming room featuring exposed beams and a large inglenook fireplace with former bread oven and range, wood flooring, and an outlook over the garden.

**KITCHEN/BREAKFAST ROOM** Extensively fitted with a modern range of units under worktops with a 1.5 bowl sink and drainer inset. Appliances include an oven and combination oven, four-ring induction hob, and fridge, whilst there is also further storage, a breakfast bar, and a double-aspect outlook over the garden.

**DINING ROOM** A lovely light room with wooden flooring and French doors opening to the garden.

**REAR HALLWAY** With two staircases leading to the first floor.

**SHOWER ROOM** Fitted with a white WC, wash basin, and tiled shower cubicle.

**CLOAKROOM** With WC and wash basin.

**UTILITY** With plumbing for a washing machine and space for a fridge/freezer.

**GROUND FLOOR BEDROOM / GARDEN ROOM** With dressing area / nursery opening to the bedroom, enjoying a double-aspect outlook over the garden.

### First Floor

The main staircase leads to a small landing area with an exposed brick chimney breast, in turn leading to:

**BEDROOM 1** With countryside views, cupboards in the eaves, and a wardrobe.

**BEDROOM 2** Double-aspect with countryside views and cupboard storage in the eaves.

**BEDROOM 3** Accessed via a separate staircase, also double-aspect, enjoying views over the garden, countryside, and beyond.

# Applebrook Cottage, 1 The Duddery, Wickhambrook, CB8 8UN

## Outside

The property is situated down a quiet country lane, with parking for one vehicle to the front and the potential to create further parking adjacent if required.

The gardens are a wonderful asset to the property, being south-west facing and enclosed by hedging, with large expanses of lawn interspersed with a variety of mature trees and shrubs, including apple trees and silver birch. There are various seating and dining areas, all enjoying the tranquil setting. There is a useful garden shed with light and power connected, a workshop also with light and power connected, as well as a potting shed, vegetable garden, and storage area.

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

**LOCAL AUTHORITY** West Suffolk Council

**COUNCIL TAX BAND D.** (£2,246.40 per annum)

**EPC D.**

**TENURE** Freehold.

**CONSTRUCTION TYPE** Traditional timber frame.

**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 300 mbps download, up to 200 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** springing.ruin.promotion

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

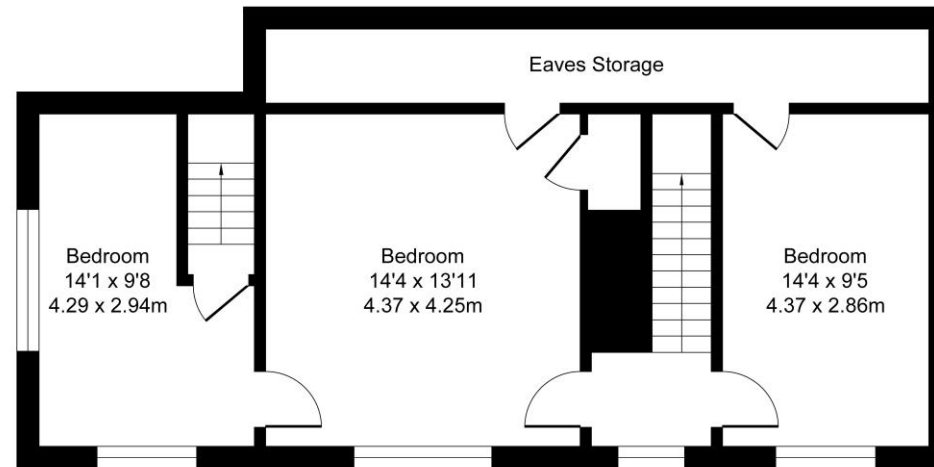
**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever 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.



## Applebrook Cottage, Wickhambrook

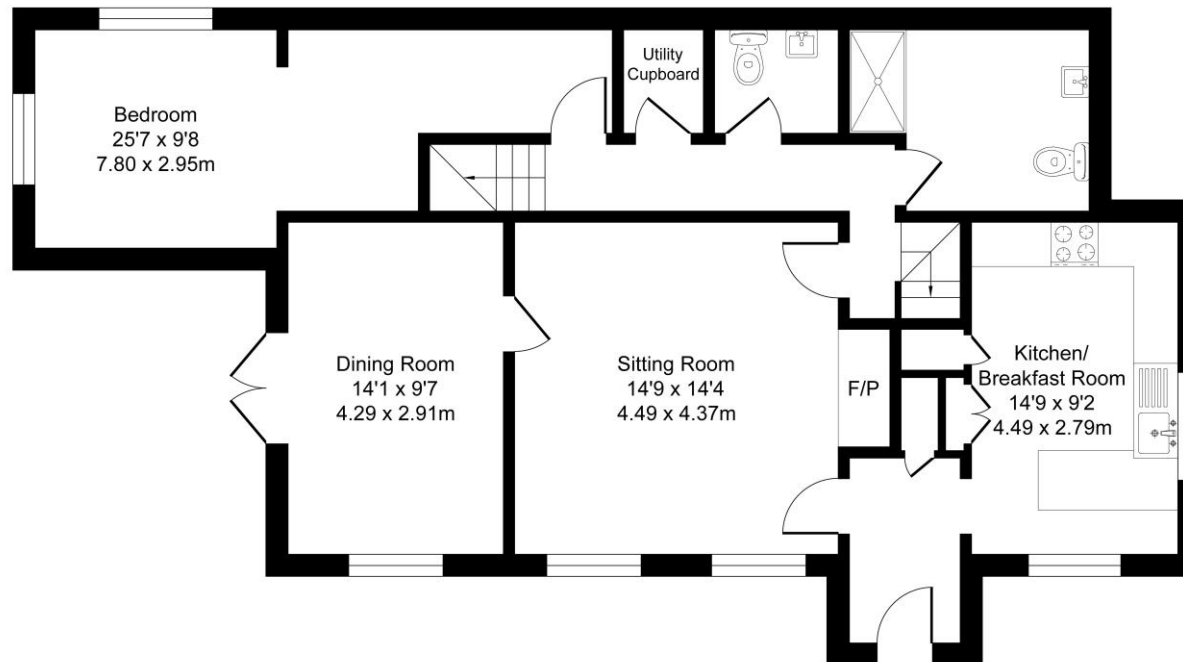
### First Floor

Area: 53.2 m<sup>2</sup> ... 573 ft<sup>2</sup>



### Ground Floor

Area: 88.4 m<sup>2</sup> ... 952 ft<sup>2</sup>



Total Area: 141.6 m<sup>2</sup> ... 1525 ft<sup>2</sup>

All Measurements are approximate and for display purposes only



