



**Petlau Cottage,  
Lawshall, Suffolk.**

**DAVID  
BURR**



# PETLAU COTTAGE, HARROW GREEN, LAWSHALL, BURY ST. EDMUNDS, SUFFOLK. IP29 4PB

Lawshall is a picturesque village in the heart of Suffolk; the large, rural parish boasts a well-regarded public house, primary school and 3 beautiful churches. The village lays about 8 miles south of the Cathedral town of Bury St Edmunds which provides a wide range of every day facilities and amenities. The market town of Sudbury 9 miles much like the former provides a wide range of facilities and amenities as well as a commuter rail link to London's Liverpool Street.

A charming individual three-bedroom detached cottage style property situated in the much sought after village of Lawshall, well placed for local amenities. Originally constructed by the current owners and designed by a local architect, the property has two reception rooms, a well-proportioned kitchen/breakfast room and three generous bedrooms. The property has an abundance of characterful features on display which include exposed timbers, studwork and a fireplace, balanced with modern fixtures and fittings such as zonal underfloor heating and an air source heat pump. The property further benefits from off-road parking and enclosed rear gardens enjoying a predominantly southerly aspect.

## An exceptional three-bedroom detached cottage in a highly sought after village.

**ENTRANCE HALL:** Spacious entrance hall with an exposed timber and brick partition, staircase rising to the first floor with storage cupboard under.

**DINING ROOM/PLAYROOM:** With oak style flooring and outlook to front.

**SITTING ROOM:** With outlook to the front aspect and feature fireplace with log burner inset.

**KITCHEN:** With views over the rear gardens and access to the dining room. This delightful room is extensively fitted with a range of modern wall and base units under worktops with a 1 ½ bowl sink inset. Space for American style fridge freezer. Plumbing and points for washing machine and dishwasher Space and point for range style electric oven.

**BREAKFAST ROOM/GARDEN ROOM:** Open plan from the kitchen with space for formal dining and doors to the rear gardens.

**CLOAKROOM:** White suite comprising WC and wash basin.

**BOOT ROOM:** A useful space to the side of the property, ideal for access with muddy pets. Stable door to the rear providing access to the garden.

### First Floor

**LANDING:** A light space with Velux window to the front aspect and a sizeable airing cupboard.

**BEDROOM 1:** A double bedroom with views to front and rear. Integrated storage.

**BEDROOM 2:** A spacious double bedroom with window to side and Velux window. Integrated storage.

**BEDROOM 3:** With outlook to front and cupboard/integrated storage.

**FAMILY BATHROOM:** Fitted with a modern white suite comprising WC, wash basin, panelled bath with shower over and storage compartment beneath, heated towel rail.

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## Outside

The property is set back from the road and is approached via a five-bar gate with a paved and gravelled driveway providing **OFF-ROAD PARKING**. There is access one side of the property to the rear gardens which are predominantly laid to lawn with a decked terrace ideal for Al-fresco dining. Timber **OUTBUILDING/WORKSHOP**.

**SERVICES:** Main water and electricity are connected. Air source heat pump heating system. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Babergh District Council: 0300 123 4000.  
Council Tax Band: D.

**EPC RATING:** C.

**BROADBAND SPEED:** Up to 80 Mbps (source Ofcom).

**MOBILE COVERAGE:** 02 – good outdoor and in-home (source Ofcom).

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**WHAT3WORDS:** ///positive.mixing.frog.

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

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