



**Threeways,  
Bradfield St. George, Suffolk.**

**DAVID  
BURR**



# THREEWAYS, BRADFIELD ST. GEORGE, BURY ST. EDMUNDS, SUFFOLK. IP30 0AB

Bradfield St. George is a small village approximately six miles south of the cathedral town of Bury St Edmunds, where there is a wide range of amenities. The name of the village is believed to mean "wide field." The village was the setting for Adrian Bell's book Corduroy, published in 1930, though in the book Bell calls Bradfield "Benfield". Corduroy is the author's account of his life as a young man, forsaking the fashionable ballrooms and cocktail parties of Inter-war era Mayfair, to learn farming in Suffolk.

This charming unlisted detached cottage occupies a lovely position on the periphery of the village abutting fields to provide far reaching views. The property offers character throughout (fireplaces, exposed beams, Suffolk latch doors, etc) with the well-balanced accommodation complemented by a large garage, useful workshop and established gardens. **NO ONWARD CHAIN.**

## **A detached cottage of considerable character with charming gardens in a rural setting.**

**ENTRANCE VESTIBULE:** Attractive pamment tiled floor and handmade glass double doors to:-

**SITTING ROOM:** Overlooking the garden and finished with exposed beams and attractive floor to ceiling chimney with inset open fire. Double doors open to:-

**GARDEN ROOM:** A lovely light addition with large picture windows providing views over the garden and fields beyond. Double doors open to terracing and the garden.

**DINING ROOM:** Full of character with beams, handmade fluted columned display/storage cabinets, Suffolk latch doors and a fireplace with exposed brickwork and display recess to side.

**BEDROOM 3:** A versatile room with exposed beams and built-in wardrobe. Potential to be a study, hobby room, etc. Door to:-

**ENSUITE:** Large shower cubicle, WC and wash hand basin with storage below.

**Inner Hall:** Large shelved **PANTRY** cupboard with plumbing for water softener. Further storage cupboards and opening to:-

**KITCHEN/BREAKFAST ROOM:** Overlooking the garden with fields beyond. Fitted with an extensive range of matching units and worktops including a single drainer sink unit with vegetable drainer. Plumbing for dishwasher, integrated fridge, electric oven, hob and extractor fan.

**UTILITY CUPBOARD:** Providing useful storage and with plumbing for washing machine.

### **First Floor**

**LANDING:** Exposed beams, useful storage cupboard and doors to:-

**BEDROOM 1:** Enjoying far reaching views. Built-in wardrobes, dressing table and bedside cabinets.

**BEDROOM 2:** Double wardrobe and access to loft storage space.

**BATHROOM:** Bath, WC and wash hand basin. Exposed beams.

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## Outside

A large drive provides ample **OFF-ROAD PARKING** and in turn leads to:-

**GARAGE:** With up and over door and weatherboarded elevations under a tiled roof. **LOG STORE** to rear.

Further **OUTBUILDING** divided into two distinct areas providing **storage and a workshop space**.

The gardens are one of the property's most attractive features, finished in a traditional cottage style with meandering areas of grass bordered by colourful beds, neatly clipped hedges, a small **ORCHARD** and a variety of climbing plants complemented by the open view to the rear over fields.

## AGENTS NOTES

The property has the benefit of a security alarm system.

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

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: E - £2,660.33 – 2025/26.

**EPC RATING:** Awaiting report.

**BROADBAND SPEED:** Up to 67 Mbps (source Ofcom).

**MOBILE COVERAGE:** EE – good outdoor, variable in-home. 02, Three and Vodafone – good outdoor - (source Ofcom).

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**WHAT3WORDS:** ///pupils.bungalows.congested.

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

**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.



# Felsham Road, Bury St. Edmunds, IP30

Approximate Area = 1417 sq ft / 131.6 sq m

Garage = 252 sq ft / 23.4 sq m

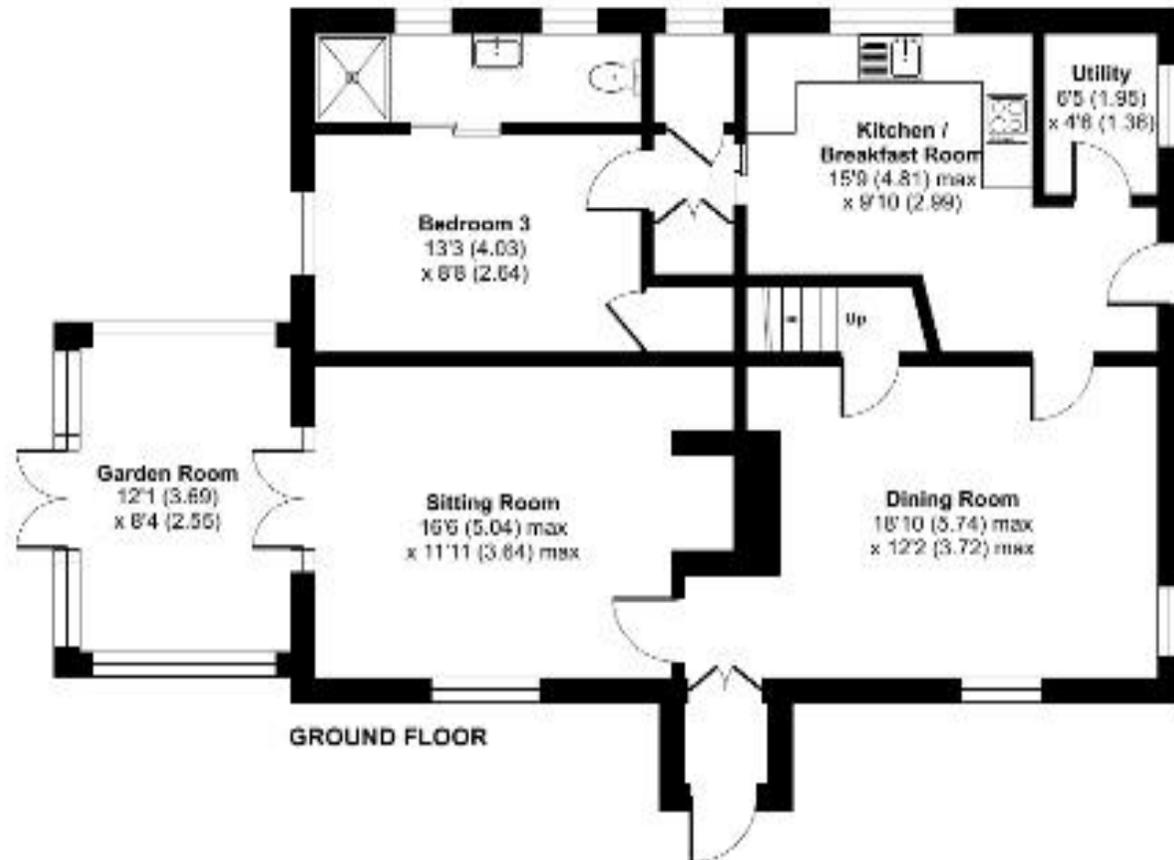
Outbuildings = 203 sq ft / 18.9 sq m

Total = 1872 sq ft / 173.9 sq m

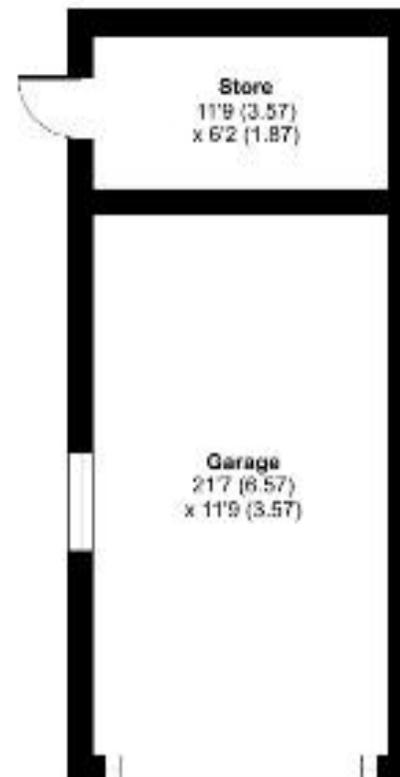
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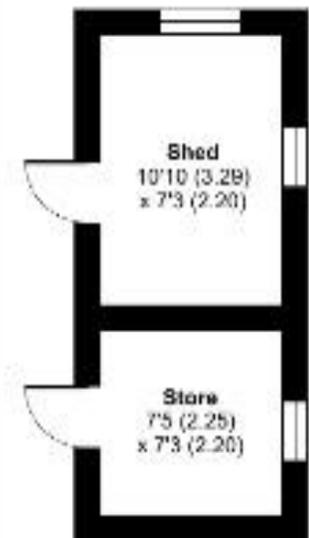
FIRST FLOOR



GROUND FLOOR



GARAGE / OUTBUILDING 2



OUTBUILDING 1 / 3

