



STABLE COTTAGE
Thorpe Morieux | Suffolk





Part of the stable block has been converted to provide a two bedroom annexe while retaining loosebox and a tack / feed room

STABLES COTTAGE

THORPE MORIEUX | SUFFOLK

- Recently converted stable yard provides well-appointed two bedroom accommodation with modern kitchen & shower room
- Situated at the end of long (0.5 mile) sweeping drive among rolling Suffolk countryside
- Equestrian facilities: manège, loosebox, tack/feed room & two paddocks
- **Can be made available either furnished or unfurnished**
- **Council tax & water rates included**
- Nestled in an idyllic, secluded rural location with only one neighbour; providing a high degree of privacy
- Close to the historic medieval village of Lavenham providing excellent everyday amenities
- 2.25 acre (STS) setting with breath-taking views across farmland to woodland beyond
- **Good news: pet friendly landlord!**



Two bedroom converted stable yard cottage; ideal country getaway or best suited for equestrian fans

Formally part of the adjacent 'Potash Farm', a striking Suffolk farmhouse, which itself has recently been totally rebuilt, Potash Stables is a recently converted two bedroom cottage / groom's accommodation comprising a large open-plan living room / kitchen and shower room. For equestrian fans the part converted stable yard retains looseboxe and a tack / feed room in addition to a large purpose-built manège, two established post and rail paddocks with water connected, and plenty of lorry parking.

Situated at the end of a long (0.5 mile) sweeping drive among rolling Suffolk countryside, a high degree of privacy and seclusion is guaranteed – with only one neighbour – complemented by breath-taking views across farmland towards a picturesque woodland beyond. In all, private grounds extend to approximately **2.25 acres** (subject to survey).

Stable Cottage is situated equidistant between Sudbury and Bury St. Edmunds on the outskirts of the hamlet of Thorpe Morieux (pronounced M'roo) – a small group of houses and a church, set in undulating countryside of the River Brett valley – one of the last places in Suffolk you cannot hear the hum of distant traffic. Lavenham to the south is believed to be one of England's finest old wool towns with extensive shopping, an exceptional range of restaurants, galleries and amazing timber-frame buildings display centuries of wealth. Ipswich, Bury St. Edmunds and Stowmarket have a wider range of shopping, educational and recreational facilities. The mainline rail link to London's Liverpool Street (49 mins) accessed via Colchester.

CONVERTED STABLE COTTAGE

WITH APPROXIMATE MEASUREMENTS

ENTRANCE HALL

Cloak hanging area. Oak floor.

SITTING ROOM 33'4" x 12'2" (10.15m x 3.70m)

Window and French doors to front aspect. The kitchen area is fitted with a range of base and wall units to provide drawer and cupboard storage space. Solid wood preparation surfaces with inset Belfast sink and mixer tap. Four ring electric hob with combination oven / grill below. Recessed lighting. Oak floor.

BEDROOM ONE 14'3" x 11'6" (4.35m x 3.50m)

Window to side aspect. Recessed lighting.

BEDROOM TWO 12'2" x 9'2" (3.70m x 2.80m)

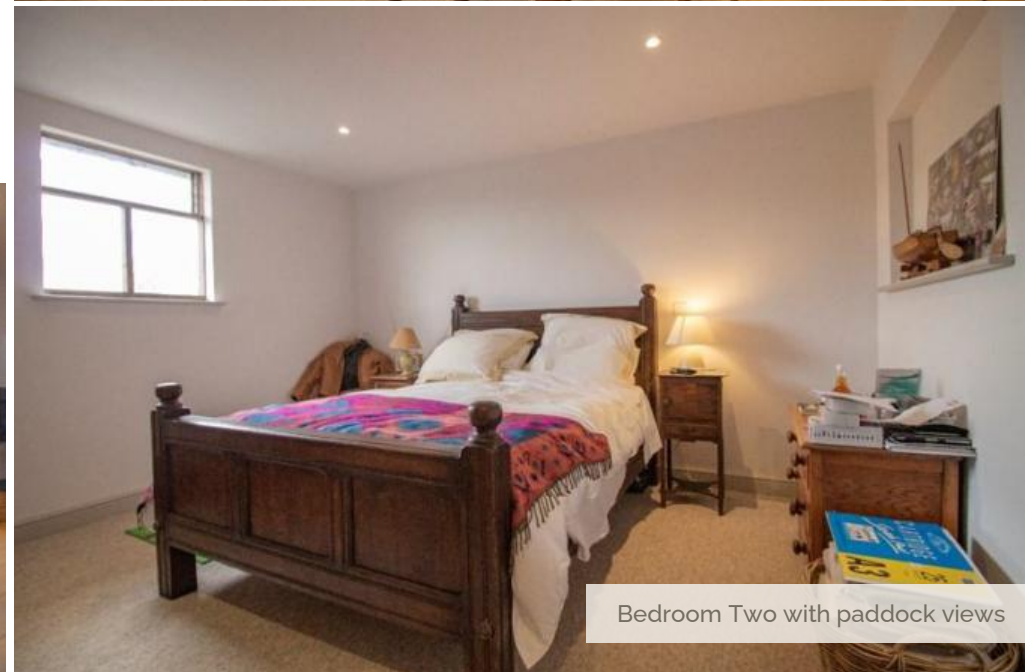
Window to rear aspect. Recessed lighting.

SHOWER ROOM 7'3" x 6'6" (2.2m x 2.0m)

Suite comprising corner shower unit, pedestal wash basin and low-level wc. Heated towel rail. Mirrored vanity cabinet. Recessed lighting.



Homely & relaxed open-plan country Kitchen / Living Room



Bedroom Two with paddock views



Post and rail paddocks totalling 2.25 acres (subject to survey)



Gated entrance to the fields, paddocks and manège beyond

EQUESTRIAN FACILITIES

Converted stable annexe with two bedroom groom's accommodation



Two post and rail paddocks – all with water connected and accessed via separate drive

Loosebox



Rubber coated manège

Tack / Feed room



Plenty of lorry parking

LOOSEBOX 14'3" x 12'2" (4.35m x 3.70m)

TACK ROOM / FEED ROOM 12'2" x 5'11" (3.70m x 1.80m)



Aerial view of neighbouring Potash Farmhouse and the Barn



Plenty of lorry parking with direct access to paddocks and stables

THE GROUNDS

Extending to 2.25 acres (subject to survey), the grounds to Potash Farm Barn include established post and rail paddocks and a purpose-built manège measuring approximately 46m (150') x 28m (92'). The barn is approached over a ½ mile driveway†, which leads to parking area adjacent to the paddocks.

†The driveway is shared access with the adjacent Potash Farmhouse and also used by agricultural vehicles servicing the neighbouring farmland owned by Strutt & Parker Farms.



DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town.

Horseracing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

SITUATION



Lavenham	4 miles
Sudbury	10 miles
Bury St. Edmunds (A14)	10 miles
Stowmarket	10 miles
Colchester	22 miles
Cambridge	38 miles



Suffolk Heritage Coast
Aldeburgh
(1 hr / 44 miles)



From Colchester
London Liverpool Street
(49 mins)
From Cambridge
London Kings Cross
(50 mins)



London Stansted Airport
(70 mins / 40 miles)
Cambridge International Airport
(60 mins / 40 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.
Private includes: Culford School (1-19); South Lee School (2-13).
State includes: Cockfield CEVC Primary School (4-11); Thurston Community College (11-18).
University of Suffolk at West Suffolk College - Further Education.



Post and rail paddocks totalling 2.25 acres (subject to survey)



Fully enclosed and gated rubber coated manège

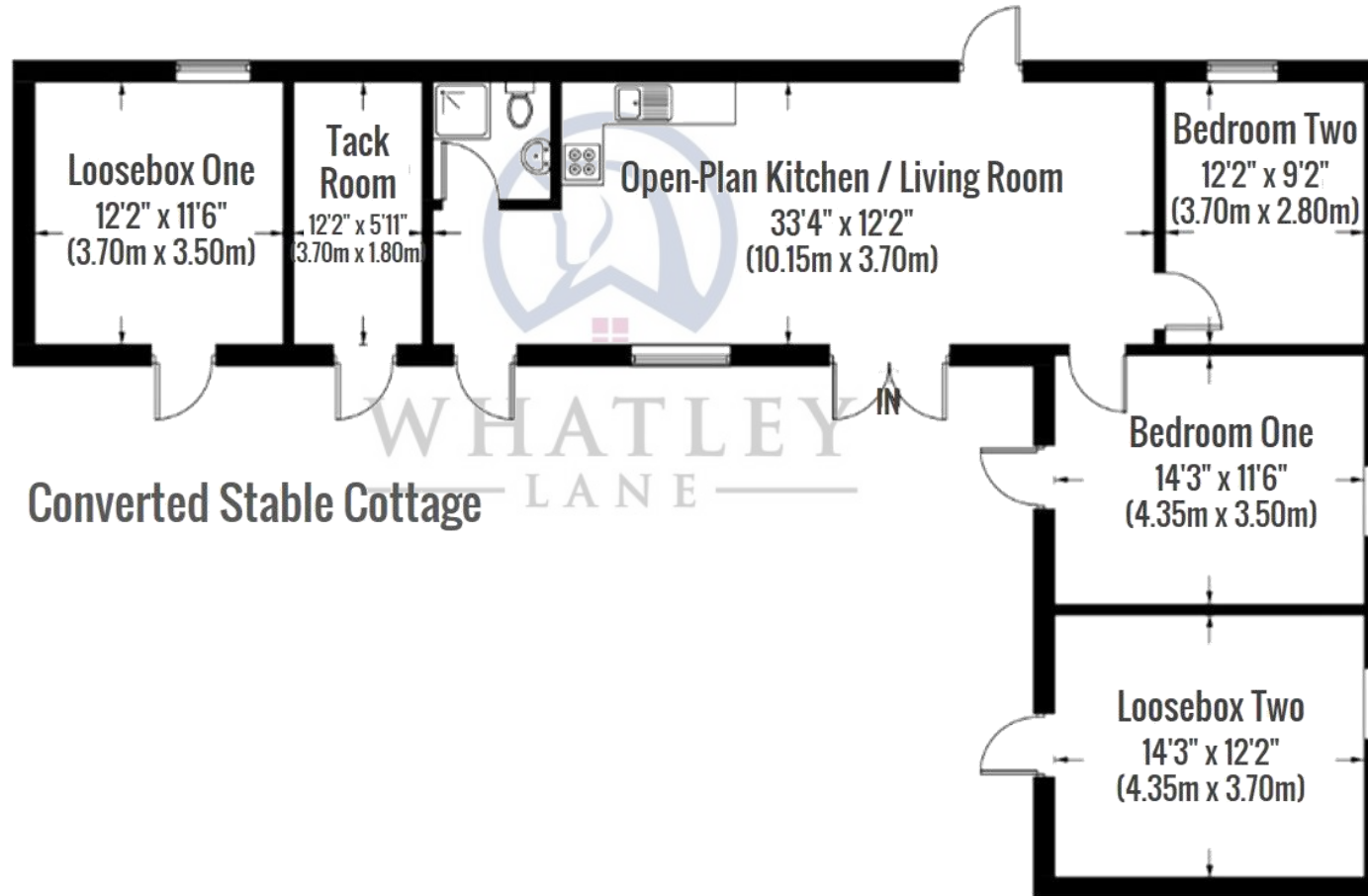
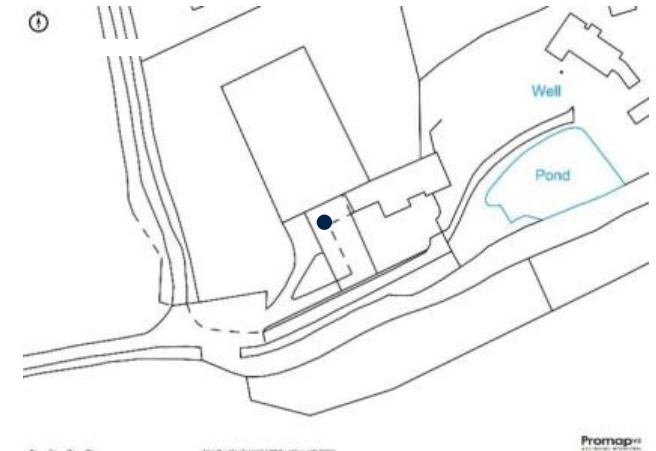
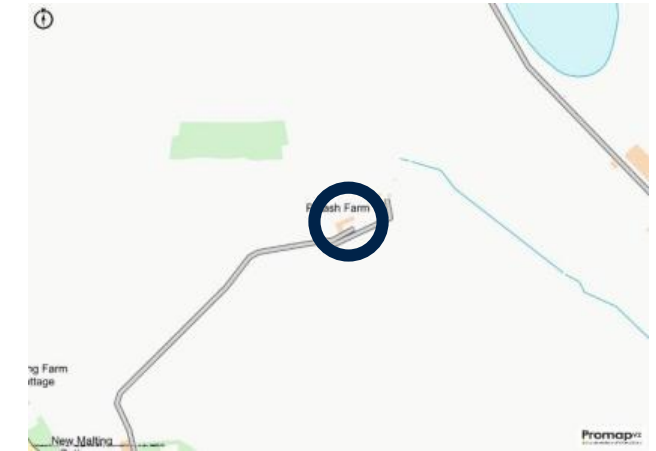
FLOORPLAN

APPROXIMATE GROSS INTERNAL AREA

1108 ft² (102.9 m²) = Total



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GENERAL INFORMATION

TENURE

The property is to rent and available now.

SERVICES

Mains water, private drainage via a *Klargester* bio disc system, electricity.

Mitsubishi air source heating system. Satellite broadband. AGENT'S

NOTE: none of these services have been tested.

LOCAL AUTHORITY

Mid-Suffolk District Council (0300 123 4000)

Tax band C – £1,682.09 (2022/23)

RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The rental is subject to all rights or support, public and private rights of way, water light, drainage and other easements, quasi-easements and wayleaves, all or any other lights rights, whether mentioned in these particulars or not.

DIRECTIONS (IP30 0NG):

From London/Cambridge/Newmarket (by car) exit the M11 at Junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Bury St. Edmunds. Exit the A14 at Junction 43, signposted 'Bury St. Edmunds Central'. Take the A134 (towards Sudbury) passing through Sicklesmere and Bradfield Combust. Exit on A1141 signposted 'Lavenham'. Continue along for approx. 3 miles (passing The Horseshoes Inn) and upon reaching the water tower turn left signposted 'Preston'. Follow the lane down the hill and turn left proceeding over the hump back bridge. Continue along and turn left signposted 'Cockfield' and the driveway to Potash Barn will be found 350 metres on the right hand side marked by our board.

VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's sole managing agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss in advance of the viewing.



Impressive long ½ mile drive leads to the secluded and idyllic setting



Bury St. Edmunds

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Newmarket

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www.rightmove.co.uk

www.countrylife.co.uk

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