



FLINT COTTAGES

Fornham St. Martin | Bury St. Edmunds



FLINT COTTAGES

FORNHAM ST. MARTIN | BURY ST EDMUNDS

- Spacious three-bedroom period cottage updated in recent years with secondary glazing throughout
- Capacious dual aspect sitting room with working original fireplace in addition to a welcoming reception room
- Established front & rear gardens within a quarter of an acre plot (s.t.s.)
- *Good news: pets considered!*
- Secluded in a highly regarded village, well located close to historic Bury St. Edmunds with A14 access & nearby bus stop
- Fully fitted kitchen with understairs pantry & adjacent conservatory that doubles as a useful utility room
- Garage with gated driveway & plentiful off-road parking



Spacious Gothic-style period former Fornhall Hall Estate cottage, set back with extensive gated parking, garage & enveloped by a beautiful mature garden

This three-bedroom period brick and flint napped cottage offers comfortable and well-proportioned living spaces. Updated in recent years to include secondary glazing throughout and gas-fired central heating, many original periods have been retained such as the diamond pattern cast iron metal windows behind elegant rusticated windows. Of particular note is the capacious dual aspect sitting room with working fireplace, the conservatory that doubles as a useful utility room adjacent to the fully fitted kitchen. The welcoming reception room currently used as a dining room could be laid out as a study area. Three spacious bedrooms – two of which are vaulted – served by a family bathroom.

The property sits with a large plot and is secluded with mature front and rear gardens. A driveway providing extensive parking for multiple vehicles is approached via a pair of gates. The gated pet-friendly rear garden is laid to lawn and fully enclosed.

1 Flint Cottages is situated in a highly regarded village of Fornham St. Martin – 3 miles north of the fine Suffolk cathedral town of Bury St. Edmunds. Conveniently located for A14 / A11 / M11 access. There is a bus stop close by. The local community 'The Fornhams' is collectively well-served by a selection of amenities that include the All Saints Hotel, Golf Club and Spa, Three Kings public house, a pizzeria, Community Centre and parishes churches. The popular 18th century Woolpack public house. Reputable private and public schools, an eclectic range of high street and independent shops, and some the country's finest restaurants – including the only Michelin star in Suffolk – and leisure facilities can be found within a short drive.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

1 Flint Cottages displays stunning flint napped and brick elevations beneath the most attractive fishscale slate tiled roof and provides well-appointed, comfortable and versatile accommodation that measures approximately 1,152 ft² (107.0 m²). The property will suit a broad range of tenants – all who seek pet-friendly outdoor amenity in a highly favoured village.

Ground Floor

Through attractive entrance porch with its brick columns and conical roof step into:

DINING ROOM 12'4" x 11'10" (3.76m x 3.60m)

A welcoming reception space currently used as a dining room. With window to front aspect fitted with curtains and secondary glazing. Two storage niches either side the former fireplace recess – one fitted with a display cabinet and shelving. Phone point. Wood floor. Spotlights. Radiator. Stairs to First Floor and doors to:

SITTING ROOM 12'8" x 12'4" (6.30m x 3.76m)

A spacious and light dual aspect space with in all five windows fitted with curtain poles and secondary glazing. An attractive iron basket working fireplace with tiled surround wood mantelpiece and granite hearth is the focal point as are the original cast metal framed diamond pattern windows. Wood floor continues. Two pendant lights. Radiators.



Welcome reception space currently used as a Dining Room



Spacious and light dual aspect Sitting Room



High quality fitted kitchen

Ground Floor (cont'd)

KITCHEN 9'3" x 8'10" (2.82m x 2.69m)

From the dining room a partially glazed door opens to a south-facing kitchen / breakfast room awash with natural light. Arranged in a U-shape layout, there is an extensive range of shaker style wall-mounted and base cabinetry with tiled mosaic splashbacks, wood preparation surfaces and a stainless steel one and ½ sink inset with mixer tap. Integrated appliances include *Lamona* double oven and grill, microwave, four ring electric hob with extractor above and *Becko* dishwasher. There is space for a fridge/freezer. A sliding door provides access to a pantry and understairs storage. Wood floor. Spotlighting. Window fitted with secondary glazing and door through to Conservatory. Radiator.

CONSERVATORY / UTILITY ROOM 12'4" x 6'0" (3.77m x 1.83m)

A useful large conservatory that double as a utility room with task counter and washing machine and dryer below. Ceramic tiled floor. External door to fully enclosed rear garden and gated access to garage and parking.



Large utility room fitted with *Bosch* washing machine & separate condenser dryer

First Floor

Landing area with loft hatch and doors to:

BEDROOM ONE 12'4" x 11'7" (3.75m x 3.52m)

A spacious vaulted bedroom space with window to front aspect fitted with curtains and secondary glazing. Loft hatch. Pendant light. Radiator.

BEDROOM TWO 11'6" x 11'2" (3.50m x 3.40m)

A further vaulted bedroom of good proportions with a window to front aspect with curtains and secondary glazing. Built-in wardrobe. Pendant light. Radiator.

BEDROOM THREE 12'4" x 9'7" (3.76m x 2.92m)

With window to rear aspect fitted with curtains and secondary glazing. Radiator.

BATHROOM

With window to rear aspect fitted with roller blind and secondary glazing. Partially tiled suite comprises bath tub with electric shower attachment and glazed door, pedestal basin with mixer tap and wc. Shaver point. Mirror. Tiled effect vinyl floor. Pendant light. Radiator. Door to airing cupboard housing boiler.



Vaulted bedrooms of good proportions



Fully tiled bathroom



Fornham Hall, engraving by John Preston Neale, c. 1818, British Museum

GROUNDS & GATED PARKING

The property is nicely secluded and set back from the road; approached via a pair of five-bar field gates that open to an extensive gravel driveway providing off-road parking for multiple vehicles with the additional asset of a garage. The garden is large and divided into three pockets: gated front lawn area, fully enclosed and pet-friendly gated rear garden and an extensive area featuring mature trees along the southeast boundary. **Plot size measures approximately ¼ acre (sts).**

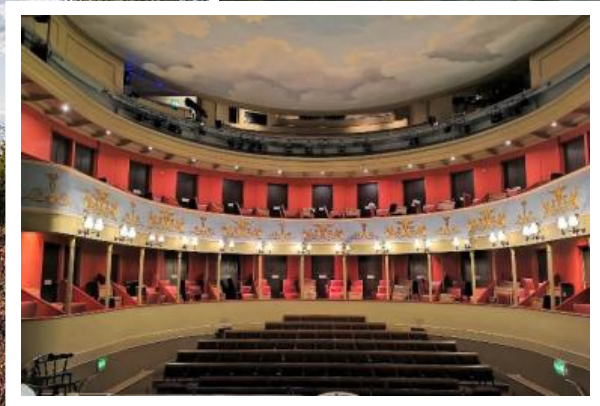


PROVENANCE

Little is known about the exact construction date of the building. They were former estate cottages belonging to Fornham Hall Estate and built circa early 19th century. Once four dwellings and since divided into two.

Fornham Hall Park was designed by Capability Brown and a new hall designed and built in 1785 by James Wyatt for the owner Sir Charles Kent. The Park comprised 185 acres of pasture land and would later comprise a further 2200 acres of arable land. Estate workers employed on the farm likely resided at Flint Cottages.

The Fornham Estate was owned by the Duke of Norfolk, passing through to Sir William Gilstrap (a brewer), requisitioned and occupied by the war department, and briefly run as a German POW camp. On 25th October 1950, the entire estate including seven farms was sold off and divided into 52 lots. Flint Cottages feature as Lot 36 in a map commissioned by the selling agents Arthur Rutter & Sons. In late 1951, the hall was demolished.



Nearby amenities: red heather in Cavenham Heath Nature Reserve (left); 7 acre Wyken Vineyard and Leaping Hare restaurant (top right); majestic National Trust Ickworth House and Park (bottom right); oldest surviving Regency playhouse in England, Bury St. Edmunds (centre)



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. Ideally placed to offer a fantastic lifestyle to visiting forces based at RAF Lakenheath and RAF Mildenhall.

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



(A14) 3 miles
Newmarket 15 miles
Ipswich 28 miles
Cambridge 30 miles



Suffolk Heritage Coast
Aldeburgh
(1 hr 10 mins / 46 miles)



From Bury St. Edmunds
London Kings Cross
(126 mins)
London Liverpool Street
(115 mins)
Cambridge
(44 mins)



London Stansted Airport
(55 min / 49 miles)
Heathrow Airport
(2hrs / 107 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.
Private includes: South Lee School (2-13); Culford School (1-19).
State includes: St Edmundsbury CEVAP Primary School (5-11); King Edward VI CEVC Upper School (11-16).
University of Suffolk at West Suffolk College - Further Education.



Gated pet-friendly fully enclosed private rear garden



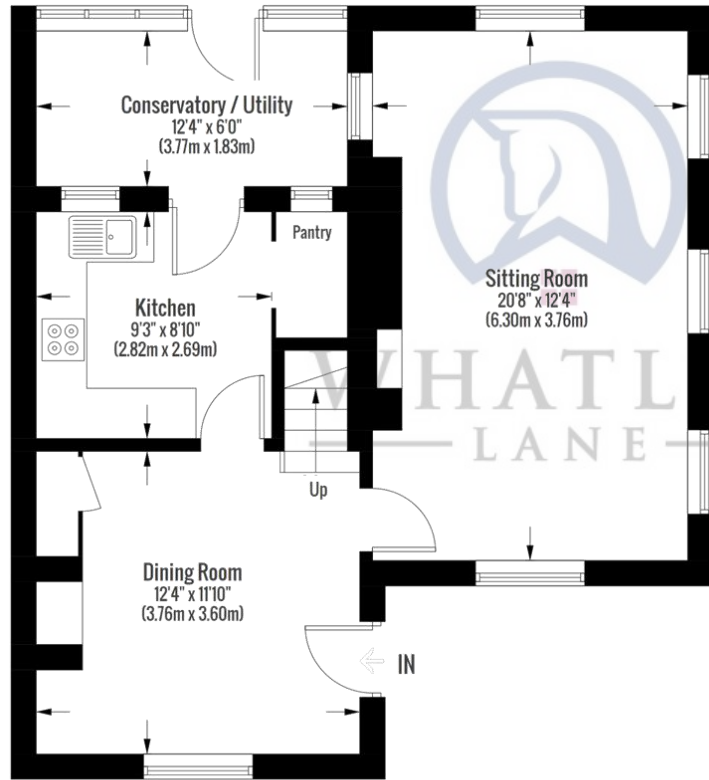
Grounds enjoy a variety of mature trees and shrubs

FLOORPLAN

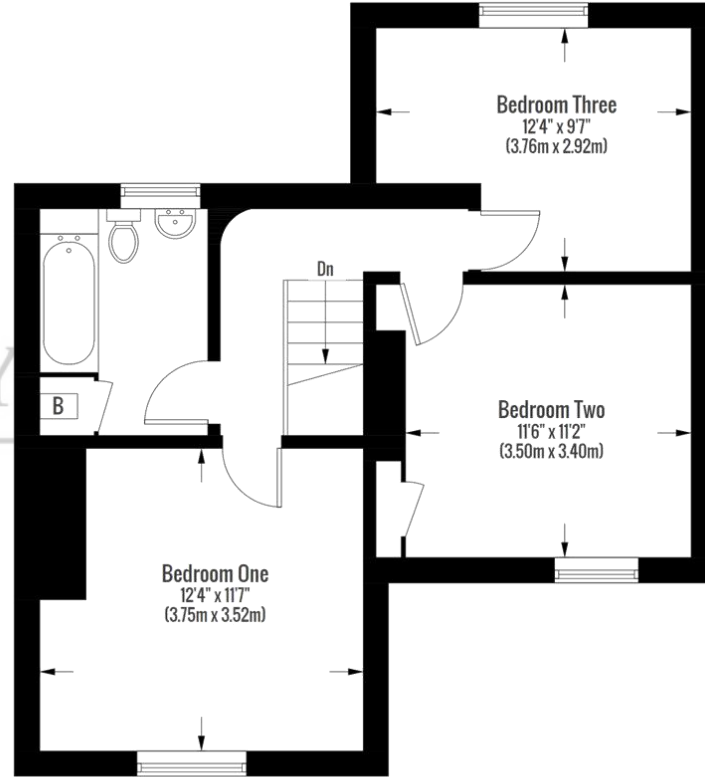
Approximate Gross Internal Area
Excludes garage
Total = 1,152 ft² (107.0 m²)



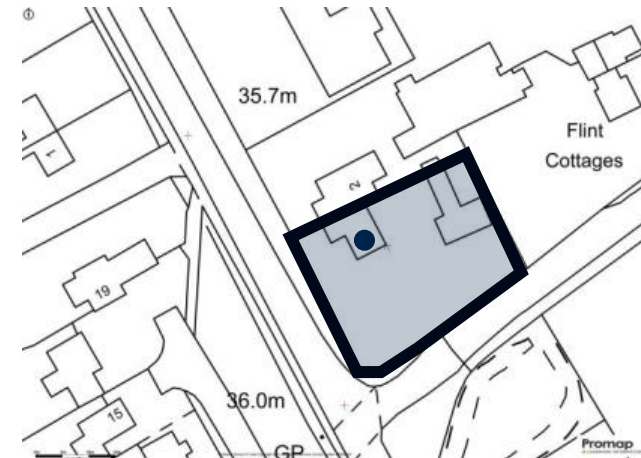
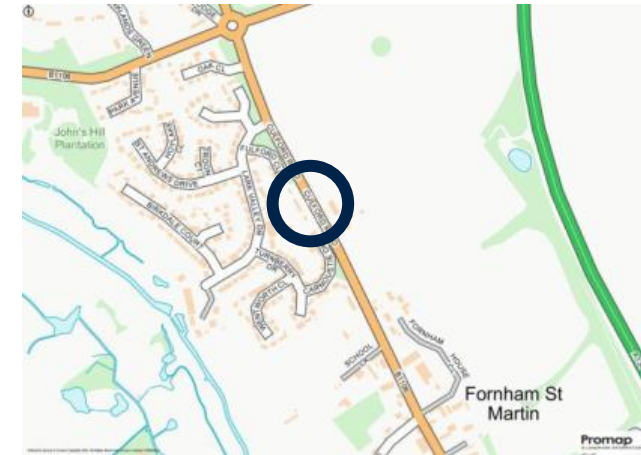
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant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



Ground Floor



First Floor



GENERAL INFORMATION

TENURE

The property is offered to let and is available from Friday 18 August 2023.

SERVICES

Mains water, drainage and electricity are connected. Gas-fired central heating. NOTE: none of the services have been tested by the agent.

LOCAL AUTHORITY

West Suffolk Council (01284 763 233).

Tax Band D – £2,010.91 (2023/2024).. NB USAF personnel exempt.

VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord(s) sole agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.

DIRECTIONS (IP28 6TN):

From London/Cambridge/Newmarket (by car) leave the M11 at junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Bury St. Edmunds. Exit the A14 at Junction 42, signposted 'Bury St. Edmunds West'. Take the B1106 towards Fornham All Saints and continue on the B1106 through the village crossing the two roundabouts (passing church on the left). Then continue along into Fornham St. Genevieve (passing All Saints Hotel and Golf Course on the left). At the roundabout, take the third exit into Fornham St. Martin and after 250 metres the entrance driveway to 1 Flint Cottages will be the first turning on the left, marked by our *To Let* board.



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www.rightmove.co.uk

www.countrylife.co.uk

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