



THE COTTAGE

Pakenham | Bury St. Edmunds





Beautiful relaxed dining space with its exposed wide plank period wood floors

THE COTTAGE

PAKENHAM | BURY ST EDMUNDS

- Spacious three (four) bedroom cottage which has undergone significant remodelling & recent refurbishment
- Welcoming entrance hall leads to a relaxed dining room/snug & dual aspect sitting with working fireplace
- Loving curated gardens, in all 0.35 acres (s.t.s.), with a studio & shepherd's hut
- Stylish refurbished ground floor cloakroom, en-suite shower room & cleverly configure family bathroom
- Perfectly pitched in the picturesque village of Pakenham, well-located for Bury St. Edmunds & mainline rail links via Thurston
- Handcrafted kitchen/breakfast room with walk-in larder, utility room & all-weather terrace – all enjoy south-facing views
- Converted garage/workshop with plentiful off-road parking behind a gated entrance



Refurbished and extended country cottage with quintessential English brick & flint walled gardens

This three (four) bedroom home offers contemporary and well-proportioned living spaces with period charm. Usefully not listed, yet in parts dating from the 15th century, the current owners have sensitively restored the home over several years to include new wiring and plumbing while introducing many modern comforts throughout. Of particular note is the welcoming combined porch and entrance hall that leads to two reception spaces either side – a dual aspect sitting room with working fireplace and French doors to an all-weather sun terrace and a beautiful dining room. These in turn flow through to the south-facing kitchen/breakfast room with handcrafted cabinetry, walk-in larder and separate utility room. The three-bedroom accommodation has excellent scope to convert to four (see Agent's Note). The cloakroom, en-suite shower room and cleverly configured 'Jack and Jill' family bathroom that doubles as a further en-suite – all have been recently refurbished.

The property is nestled amongst a mature green canopy and set back from the picturesque street scene behind attractive wrought iron gates that open to gravel driveway for extensive vehicular parking. An attractive period brick and flint wall guides you through another set of gates to the converted workshop/garage, garden studio, glorious lawned gardens beyond with a productive orchard and kitchen garden – there is even a shepherd's hut! The all-weather terrace is a crowning feature.

The Cottage is situated in the well-regarded village of Pakenham– six miles northeast of the fine Suffolk cathedral town of Bury St. Edmunds and two miles, in the opposite direction, from Thurston village – with commuter rail links to London Liverpool Street. The University City of Cambridge and Newmarket racecourses are reached via the A14 east-west major road link, which is access at Bury St. Edmunds and with the M11 providing a fast route to London. Reputable private and state schools, an eclectic range of high street and independent shops, and some of the country's finest restaurants and leisure facilities can be found within a short drive. The surrounding undulating countryside is ideal for rambling, cycling and riding. There is an excellent gastropub – 'The Pakenham Fox' – a short walk to round off the day of excursions. Known locally as the village of two mills – one a windmill, the other a watermill – it is a truly a thriving and friendly place to live.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

The Cottage is a private semi-detached home that displays rendered brick elevations beneath a pantiled pitched roof and provides well-appointed, comfortable and versatile accommodation that measures approximately 1,483 ft² (137.8 m²) – excluding Garden Studio and Workshop/Garage. The property will suit a broad range of buyers from young families to the 'cottage cult' – all who seek country cottage living with privacy and excellent outdoor space in a sought-after, thriving village.

Ground Floor

ENTRANCE HALL

An illuminated, privacy glazed front door opens to a welcoming reception space, cleverly remodelled to combine the porch and entrance hall. A pair of privacy windows with side aspects, exposed wood floor, phone point. Understairs storage. Pendant light points. Radiator. Doors to:

CLOAKROOM

A refurbished ground floor cloakroom with an attractive curved feature wall and stylish mosaic tiles. Suite comprising: wall-mounted basin with mixer tap and concealed wc. Ceramic tiled floor. Extractor fan. Pendant light point. Heated towel rail.

SITTING ROOM 17'6" x 12'0" (5.34m x 3.65m)

This cossetting sitting room with its focal point of an impressive open-working brick fireplace with oak bressummer is complemented by natural light from its front and rear aspects and French doors to the south-facing illuminated all-weather terrace. TV point. Dimmable pendant light points. Radiators.



Welcoming Entrance Hall with stylish Cloakroom



Cossetting Sitting Room with working fireplace and French Doors



Handcrafted Kitchen with south-facing garden views



Dining area with walk-in larder

Ground Floor (Cont'd)

DINING ROOM / SNUG 13'5" x 11'0" (4.10m x 3.35m)

From the entrance hall, the dining room / snug is truly a relaxing space and reveals beautiful exposed wide plank period wood floors. Window to front aspect. Pendant light points. Radiator. Opening to:

KITCHEN / BREAKFAST ROOM 14'8" x 13'5" (4.47m x 4.08m)

A light filled south-facing space with views across the manicured garden lawn towards the orchard. Handcrafted cabinetry in a calming sage green incorporate a full range of appliances, including: *Bosch* fridge, *Beko* dishwasher, *Stove* range cooker consisting of 3 ovens/2 grills, plate warmer, five ring induction hob with extractor hood direct to outside. The solid wood preparation surfaces incorporate a Belfast sink with mixer tap and subway-style splashbacks. Exposed studwork. Quarry floor tiles. Mix of recessed and flush ceiling lighting. Door to:

WALK-IN LARDER

The enviable addition of a walk-in larder with a cool airflow, auto-lighting and condiment shelves. Quarry floor tiles.

UTILITY ROOM

A glazed door from the Kitchen/Breakfast Room leads through to a useful separate Utility Room with south-facing garden views and arranged in a galley-style layout. A mix of wall-mounted and base cabinetry with wood work surfaces comprising one and half sink with mixer tap. Recently installed water softener. Tiled splashbacks. Space and plumbing for washing machine (and condenser dryer?). Worcester boiler. Quarry floor tiles. Strip light. A partially glazed external door leads out to the all-weather terrace.

First Floor

Rising from the Entrance Hall the staircase ascends to a galleried landing with window to front aspect. Large loft space, partially boarded with retractable loft ladder. A further landing area housing the immersion heater, Exposed wood floors. Pendant light points. Doors to:

BEDROOM ONE 17'6" x 12'0" (5.34m x 3.65m)

The principal bedroom has large vaulted proportions and enjoys dual front and rear south-facing garden aspects. TV point. Pendant light point. Radiators. Door to:

AGENT'S NOTE: due to the size of the room and natural light sources, there is ample scope to divide the room into two bedrooms (creating a fourth bedroom or even a nursery with connecting door) and by gaining access via another door to the galleried landing. It is anticipated to be a nominal cost to include the stud wall division (subject to a building quote). NB. The property is not listed.

EN-SUITE SHOWER ROOM

The recently refurbished en-suite shower room with privacy window to rear aspect. The suite comprises a corner shower cubicle with rain shower and adjustable shower attachment, wall-mounted vanity unit basin with mixer tap and wc. Electric toothbrush/shaver charge point. Mirror. Recessed lighting. Double height heated towel rail. Mix of white and teal wall tiles and wood effect flooring.

BEDROOM TWO 13'8" x 10'0" (4.17m x 3.05m)

An enchanting vaulted bedroom space with window to front aspect and sensitively restored and exposed studwork. TV point. Pendant light point. Radiator. Door to:



Large dual aspect principal bedroom suite



Refurbished en-suite shower room



Enchanting vaulted bedroom with exposed studwork

First Floor (Cont'd)

BEDROOM THREE 13'6" x 8'4" (4.11m x 2.55m)

With the perfect set of tall casement windows overlooking the manicured garden towards the green tree canopy. Exposed studwork. An airing cupboard with shelves and small radiator. TV point. Pendant light point. Radiator.

'JACK AND JILL' EN-SUITE / FAMILY BATHROOM

A thoughtfully configured space services as an En-Suite to Bedroom Two while doubling as a Family Bathroom. Recently refurbished to include wood panelled wainscot and wall textured tiles. The sumptuous suite comprises: P-shaped bath with rain shower and separate shower hose, wall-mounted vanity basin with mixer tap and wc. Shaver point. Extractor fan. LED mirror. Wood effect ceramic floor tiles. Recessed lighting. Double height heated towel rail.



Refurbished 'Jack and Jill' En-Suite/Family Bathroom

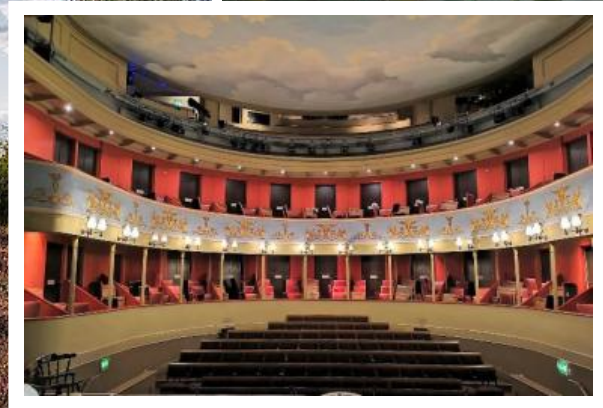
WALLED GARDENS & GATED PARKING

The property is approached via a decorative set of wrought-iron gates and fenceline with a pedestrian gate – all opening into a gravel driveway with extensive vehicular parking. Separate tall privacy double gates open to the garage and connect the front and rear. This has been effectively remodelled to create a **Workshop/Garage 26'0" x 9'0" (7.92m x 2.74m)** and there is the benefit of a **Garden Studio 12'0" x 8'0" (3.65m x 2.43m)** in addition – both equipped with light and power.

The south-facing glorious gardens have been lovingly curated over time to exhibit a quintessential English cottage garden with its overflowing and textured looks complemented by more formal aspects. An attractive and tall brick and flint Nether Hall estate wall defines part of the boundary and creates a wonderful backdrop framed by mature specimen trees. There is a productive orchard and kitchen garden (with greengage tree, bramley apple tree and prime aged asparagus raised bed) in addition to the expansive fully enclosed pet-friendly lawn. A delightful all-weather and terrace creates a very pleasant outlook. Outdoor tap. Outdoor ambient lighting. There is even a shepherd's hut!



Glorious gardens – fully enclosed, largely by attractive brick and flint Nether Hall Estate walls and mature green tree canopy of mixed specimens



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.

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



Bury St. Edmunds (A14) 5.5 miles
Newmarket 19 miles
Ipswich 23 miles
Cambridge 34 miles



Suffolk Heritage Coast
Aldeburgh
(1 hr 10 mins / 41 miles)



From *Thurston Station* 2 miles
London Kings Cross
(2 hrs)
London Liverpool Street
(1 hr 15 mins)
Cambridge
(50 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: Norton CEVC Primary School (4-11); Thurston Community College (11-18).
University of Suffolk at West Suffolk College - Further Education.



Garage with workshop and separate garden Studio

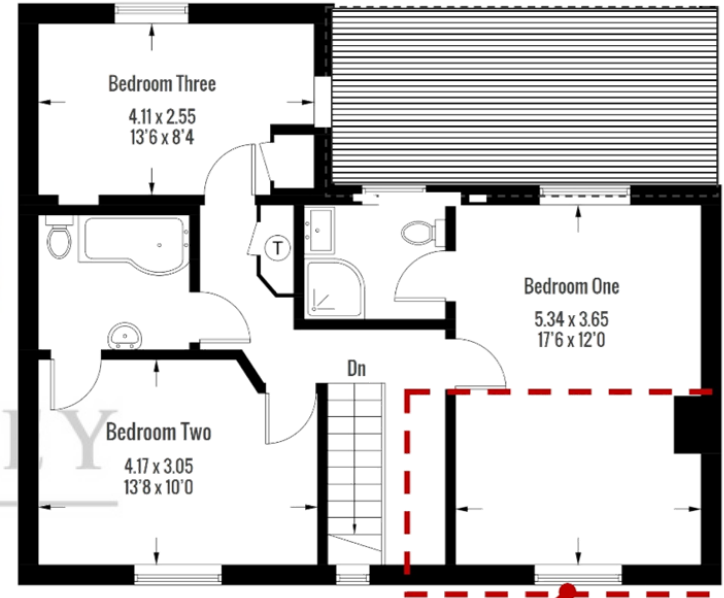
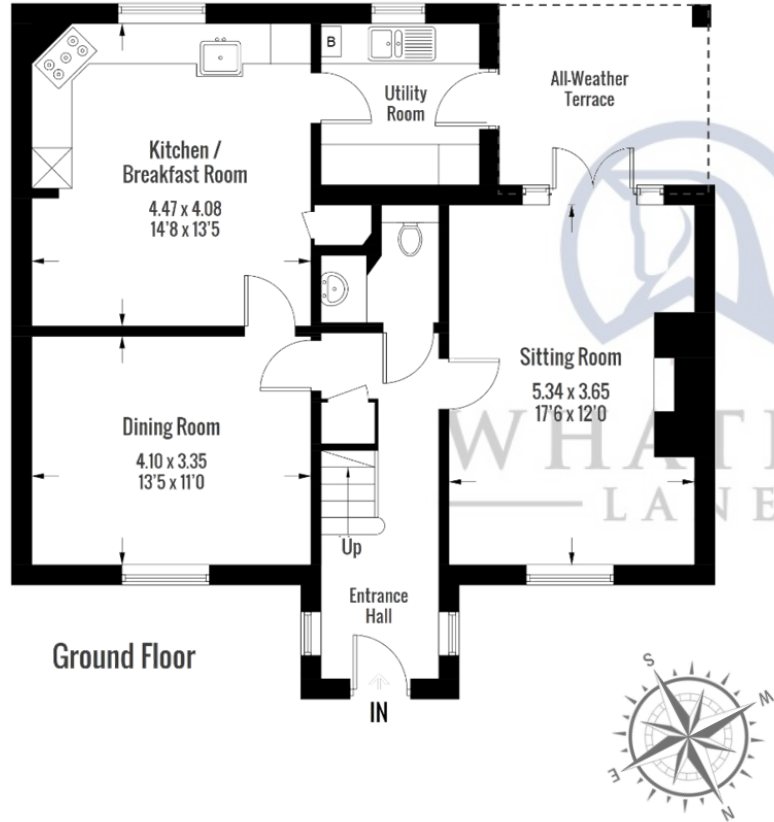


Productive orchard and kitchen garden with shepherd's hut

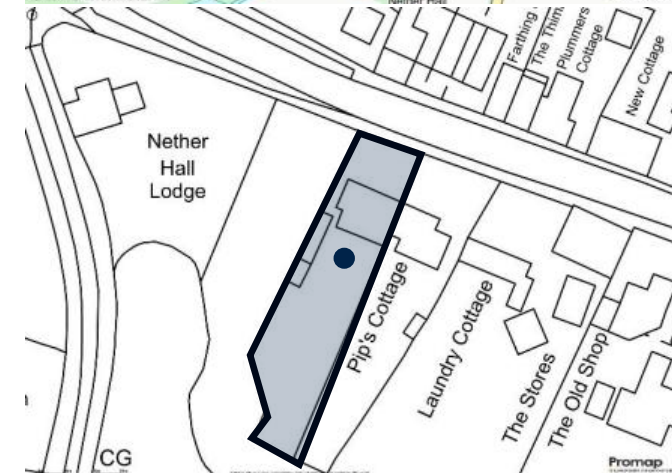
FLOORPLAN

Approximate Gross Internal Area

Total = 1,483 ft² (137.8 m²) – excluding Garden Studio and Workshop/Garage



Agent's Note: currently a large principal bedroom with scope to convert as two with door leading off landing



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 offered for sale FREEHOLD by private treaty with vacant possession upon completion.

SERVICES

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

LOCAL AUTHORITY

West Suffolk Council (01284 763 233).

Tax Band F – ££2,767.57 (2022/2023).

EPC rating – D.

Not Listed, yet 15th century in parts.

VIEWING ARRANGEMENTS

Strictly by prior appointment through the seller(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 (IP31 2JU):

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 43, signposted 'Bury St. Edmunds Central'. At roundabout, take the first exit signposted A134 Great Barton. At the roundabout, take the first exit signposted A134 Ingham and at next roundabout take the third exit signposted Great Barton. Continue along and at the junction turn left onto the A143 passing through Great Barton and turn right at the junction signposted Pakenham with the Bunbury Arms on the right-hand side. Continue along entering Pakenham and as you begin to enter the heart of the village, The Cottage can be found on the right-hand side just beyond the gate lodge to Nether Hall estate and your beacon will be our **distinctive For Sale board**.



Delightful all-weather terrace



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