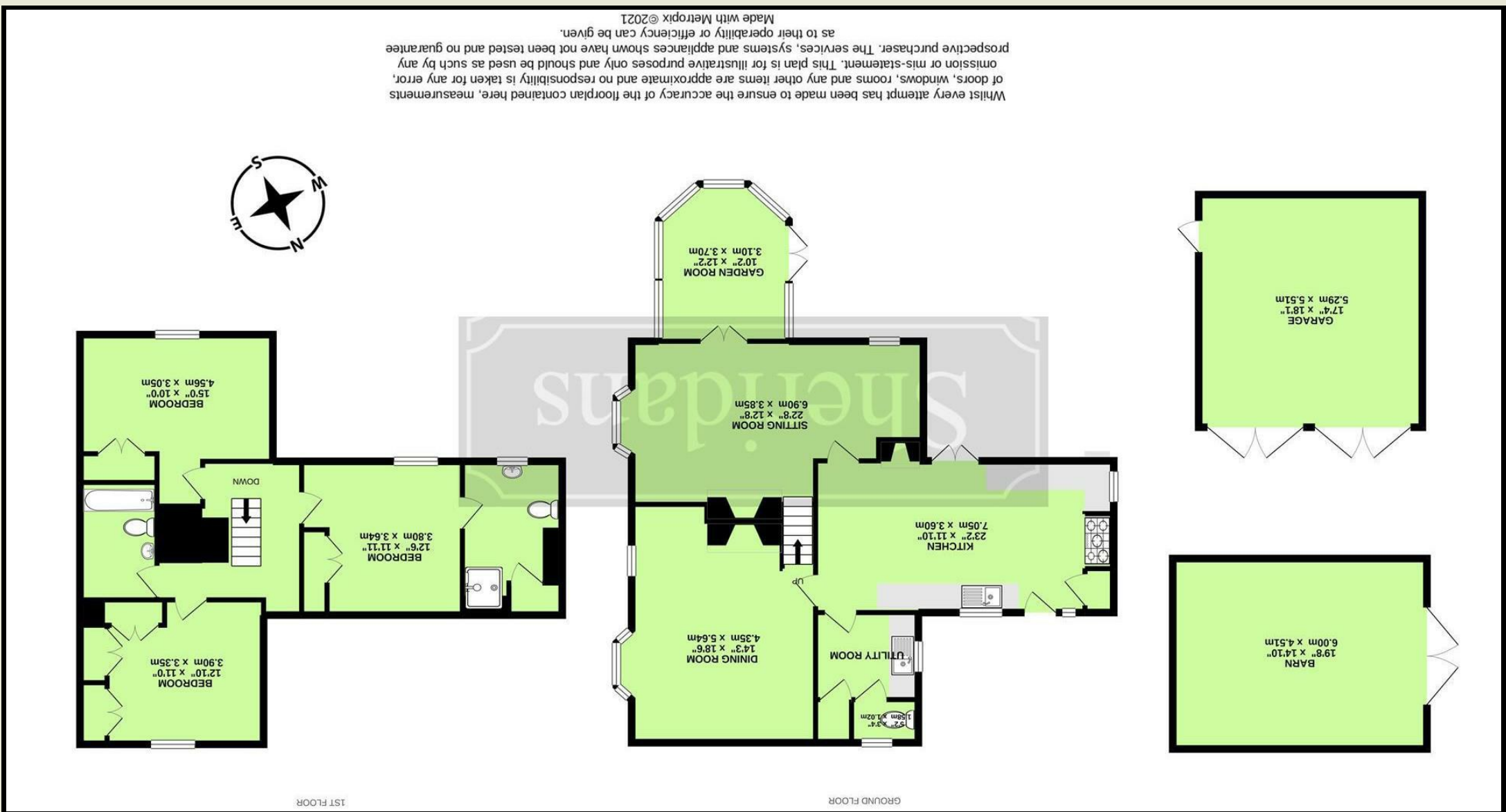


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.





## Bury Road, Cockfield IP30 0JL

Guide Price £740,000

This outstanding detached period home provides beautifully presented accommodation retaining a wealth of features complemented by superb grounds, comprising sweeping driveway, beautiful formal gardens, 1 acre meadow/paddock, garaging and timber framed barn, whilst extending in all to about 2 acres (subject to survey).

Reputed to have origins dating back to the 16th century and Listed Grade II as being of specific architectural or historical interest, this fine period home is built of traditional timber framed construction beneath a thatched roof, with later additions to the side and rear. The property retains a wealth of original characteristics including many exposed timbers and studwork, polished brick flooring and inglenook fireplaces.

The beautifully arranged accommodation in brief comprises of a spacious kitchen breakfast room fitted with an extensive range of hand built units and plenty of appliance space, dining room with exposed timbers and red brick fireplace with stove, charming sitting room with fireplace and stove, pretty garden room enjoying splendid views of the gardens, utility and cloakroom. On the first floor is a landing leading to 3 double bedrooms, en-suite shower room and a family bathroom completes the accommodation.

### Outside

The property is approached along a shingle driveway providing extensive vehicle parking and turning space leading to garaging and a traditional timber frame barn construction currently used as a large work-shop and providing scope and potential for a variety of uses, subject to the relevant planning and listed building consent

being approved. The driveway leads to a timber double garage with two pairs of barn style doors, personal side door. Power and lighting with first floor store/studio/office. From the shingle driveway access is provided to a mature meadow enclosed by mature trees including Oak and Chestnut, and also post and rail fencing. The meadow extends to just over 1 acre.

The formal gardens are situated predominantly to the southern side of the property and are laid predominantly to lawn, interspersed and stocked with a variety of traditional mature trees, shrubs, flowering plants and herbaceous plants. The gardens provide the occupants with a good degree of privacy and to the side of the cottage is a paved terrace providing a delightful and private seating area. All in about 2 acres.

### Location

The Hermitage is situated on the edge of the village affording splendid open views across meadows and countryside beyond whilst located approximately 10 miles to the south of the historic market town of Bury St Edmunds and the excellent range of schooling, shopping and recreational facilities the picturesque historic market town provides. The historic village of Long Melford (approximately 4 miles distant) also provide a good range of local amenities including a well regarded hotel, tea shops and restaurants.

### Directions

From Bury St Edmunds proceed south towards Long Melford and Sudbury on the A134 passing through the villages of Sicklesmere and Bradfield Combust. Follow the road for a further 3 miles, passing the turning on the right sign posted to Shimpling and

- Kitchen/breakfast room
- Utility, cloakroom
- Sitting room
- Dining room
- Garden room
- Family bathroom and en-suite shower
- Private formal gardens, 1 acre meadow
- Long drive leading to double garaging and separate timber frame barn
- Countryside views, all in about 2 acres

Chadacre where the entrance to The Hermitage will be found a short distance further on the right hand side.

### Services

Mains electricity and water. Treatment plant private drainage. Oil fired radiator central heating. Council tax band F.

