



**MONKS PARK COTTAGE**  
Felsham, Suffolk

**Carter Jonas**

# MONKS PARK COTTAGE COCKFIELD ROAD FELSHAM BURY ST EDMUNDS SUFFOLK IP30 0QP

- Bury St Edmunds 8 miles
- Stowmarket 8 miles
- Long Melford 11 miles
- Cambridge 34 miles

Listed Grade II as being of architectural interest. • Original timber frame construction • Substantial ground floor extension • Gardens approaching half an acre (sts) • Purpose built workshop/studio • Wealth of exposed timbers • Large inglenook fireplace • Fabulous countryside views

## DESCRIPTION

Formally Mudlen End Cottage (thought to be a corruption of muddy-end-lane) and the birthplace of Mudlen End Pottery, Monks Park Cottage dates back to the 17th Century and is Grade II listed. Of timber frame construction under a thatched roofline, the original cottage has been significantly extended over the years and today provides a surprising level of accommodation whilst retaining the charm and ambience of a bygone era.

Occupying a generous plot approaching half an acre, Monks Park Cottage is situated in a small hamlet on the periphery of the village of Felsham with lovely rural views to the side and rear over surrounding countryside and woodland beyond. The mature gardens are interspersed by a variety of trees together with a pond and vegetable area. Subject to any relevant planning, the former pottery studio offers tremendous scope for a variety of uses including annexe, workshop or conversion to garaging.

**AN ENCHANTING 17TH CENTURY DETACHED COTTAGE PROVIDING A SURPRISING LEVEL OF ACCOMMODATION, TOGETHER WITH A LARGE STUDIO/WORKSHOP IN A WONDERFUL SETTING WITH FAR REACHING VIEWS.**



Internally the cottage is presented in generally good order and the previous addition of the ground floor extension offers flexibility of the use of the accommodation, to perhaps relocate the somewhat modest kitchen to this end of the cottage.

#### LOCATION

Centred around a traditional village green, Felsham has a thriving community with a post office/stores, historic village inn and the medieval parish church of St Peter. The village sits in undulating countryside midway between Bury St Edmunds and the market town of Stowmarket which provides a mainline rail link to London's Liverpool Street station.

### ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity connected. Drainage via private system. Oil fired central heating.

**Local Authority:** Mid Suffolk

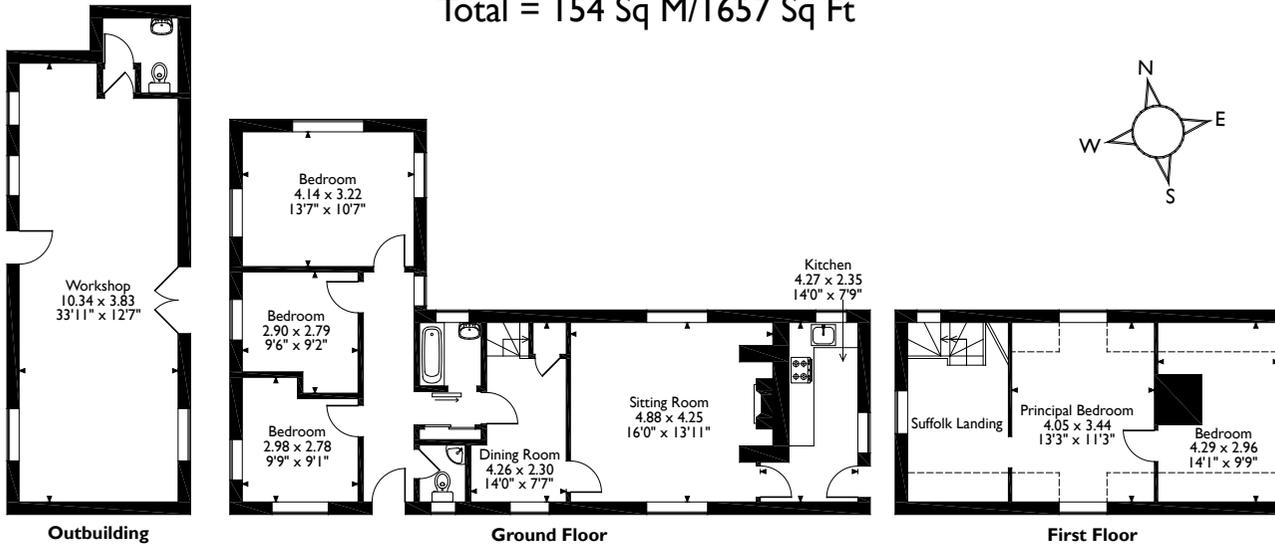
**Council Tax:** Band C

**What3Words:** ///crazy.gong.pleasing

**Agents note:** At the time of the preparation of these details, work is scheduled to commence in relation to an area of blown plaster to the rear elevation of the cottage.



Monks Park Cottage, Cockfield Road Felsham, Suffolk  
 Approximate Gross Internal Area  
 Main House = 112 Sq M/1205 Sq Ft  
 Outbuilding = 42 Sq M/452 Sq Ft  
 Total = 154 Sq M/1657 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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