



**MOAT COTTAGE**

Great Green, Cockfield, Suffolk

**Carter Jonas**

## MOAT COTTAGE, GREAT GREEN, COCKFIELD, BURY ST EDMUNDS, SUFFOLK, IP30 0HN

- 5 miles to Lavenham
- 6 miles to Bury St Edmunds
- 9 miles to Stowmarket
- 9 miles to Long Melford

Character detached cottage • Two double bedrooms (via separate staircases) • Study • Sitting room • Dining room • Kitchen/Family room • Bathroom • Summer House • Private mature gardens surrounding this cottage • Driveway Parking  
EPC rating F

### DESCRIPTION

Justifiably listed Grade II as being of architectural or historical interest and of original timber frame construction with rendered and colour washed elevations under a pitched and thatched roofline. Moat Cottage is an excellent example of a quintessential detached Suffolk cottage. Retaining a host of original features including a large inglenook fireplace and a wealth of exposed timbers, in recent years Moat cottage has been the subject of stylish and contemporary extension and today demonstrates the pleasant and integrating harmony of architectural styling across the centuries.

With the personality of the older cottage flowing through to the vaulted glazed roofline of the kitchen/garden room, an internal inspection of Moat Cottage is unreservedly recommended to appreciate the qualities of the cottage on offer, which also includes a cosy sitting room, separate dining room, study, two bedrooms (via separate staircases) and bathroom.

**AN ENCHANTING 17TH CENTURY DETACHED COTTAGE PROVIDING A HOME OF IMMENSE CHARACTER, TUCKED AWAY IN PRIVATE GARDENS CLOSE TO THE VILLAGE GREEN IN THE HEART OF THE VILLAGE**



## OUTSIDE

Occupying a generous linear plot approaching quarter of an acre, the gardens are a particular feature of Moat Cottage, being well stocked and providing a lovely degree of privacy and seclusion. A long gravel driveway provides ample off-road parking for several cars and possibly scope for the erection of a garage (subject to the relevant planning consents) From the end of the garden attractive rural views are afforded to adjacent countryside.

## LOCATION

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

## ADDITIONAL INFORMATION

**Tenure:** Freehold

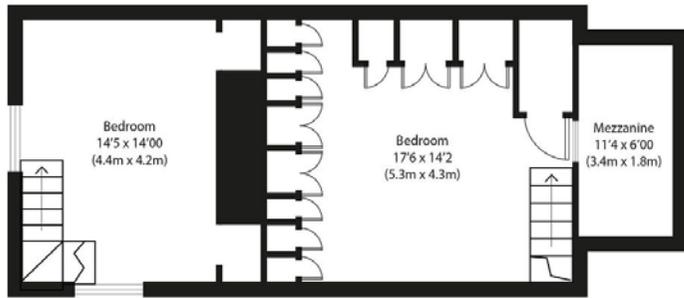
**Services:** Mains water & electricity connected.  
Drainage via private system. Oil fired central heating

**Local Authority:** Babergh District Council - Band C

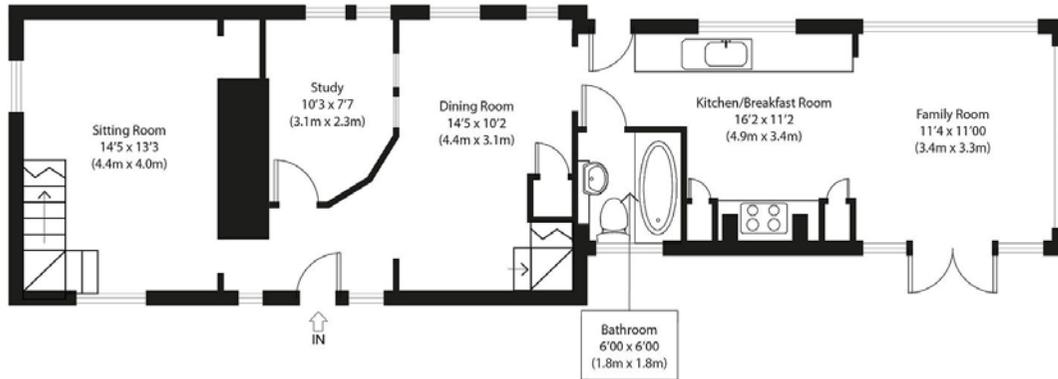
**Viewings:** By appointment with Carter Jonas  
Tel: 01787 882881

**What3Words:** ///boater.cello.nursery

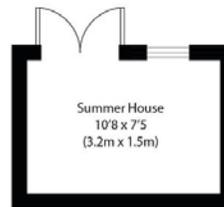




First Floor



Ground Floor



Approximate Gross Internal Area  
Main House 1230 sq ft (114 sq m)  
Outbuilding 80 sq ft (7 sq m)  
Total 1310 sq ft (122 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you as your advisors should conduct a careful, independent investigation of the property in respect of statutory valuation. copyright www.cjphotos.co.uk

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