Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

Coppins, Cockfield Road, Felsham, Bury St. Edmunds, Suffolk, IP30 0QP

STUNNING LOCATION, AMAZING SPACE, EXCELLENT POTENTIAL. This exceptionally spacious detached house will require some updating but has all the ingredients to make a truly wonderful family home.

This CHAIN FREE property, is set in established gardens of around 0.45 of an acre (sts) and was built to an individual architect design in 1969. It enjoys far-reaching views across open countryside.

- Large individual detached house offering huge potential
- Occupying a superb semi rural setting with large gardens
- Hall, cloakroom, sitting room, dining room, family room
- Kitchen/breakfast room, large utility, study
- Master bedroom with en suite, 3 further bedrooms, bathroom
- Double garage with room above, extensive parking, outbuildings

Guide Price £550,000

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General Information

The property occupies a lovely setting, hidden from the road and enjoying unspoilt views to the rear over open countryside. Located equidistant between the popular villages of Cockfield and Felsham, the property is also only 7.5 miles south east of Bury St. Edmunds, making it perfect for anyone wanting to enjoy semi-rural living whilst still being within easy reach of all amenities.

As previously mentioned, the property was built in 1969/1970 by a well know local architect and has been owned by the same family ever since - testament if needed to what a lovely house it has been to live in. The property has been extended on 2 occasions and has the benefit of electric ceiling heating and uPVC sealed unit glazing.

Whilst the house has been well maintained, it is now quite dated, making it something of a 'blank canvas'. In our opinion, the property could lend itself to being substantially extended (if required and subject to consent) and could easily become a very substantial home of significant value. The existing accommodation is around 2100 sq ft and if you add in the double garage and attic room the overall space is approximately 2700 sq ft.

On the ground floor: An entrance porch gives access to the reception hall which in turn gives access to the cloakroom, study, kitchen, dining room and dual aspect sitting room. There is a separate family room which has a semi-vaulted ceiling and a triple aspect enjoying views over the front, side and rear gardens. The kitchen/breakfast room leads into a large utility room and these spaces could potentially be joined to make one large kitchen/family space.

On the first floor: A spacious landing area with eaves storage cupboard, gives access to all 4 bedrooms and the family bathroom. The master bedroom is a particularly spacious room and includes a large en suite bathroom.

Outside
The property is set back well from the road behind mature shrubs and trees. A large driveway provides parking and turning for a number of cars and leads up to the double garage. The double garage is divided into 2 separate areas and includes a very useful room within the roof space. The room would be perfect as a home office or hobbies space.

To the side of the house is a large lawned garden affording a good degree of privacy and planted with a variety of shrubs and trees.

The gardens to the rear of the house are again of a very generous size and include a large timber workshop, summer house and greenhouse. The gardens back onto open countryside with far-reaching views.

Council Tax Band E - Mid Suffolk District Council

Services - Mains water, electricity and a brand new private drainage system.

Directions
Leave Bury St Edmunds on the A134 Sudbury Road. Continue through Sicklesmere and on reaching Little Whelnetham, turn left just after the Overland/Hennesseys building into Water Lane. At the small crossroads turn right onto Bury Road towards Bradfield St Clare. Stay on this road and on reaching Cockfield Great Green head straight towards Felsham. The property will eventually be seen on the left hand side as marked by our for sale board.

Porch

Reception Hall

Cloak Room

Study 10'11 x 6'11 (3.33m x 2.11m)

Kitchen/Breakfast Room 19'5 x 7'6 max overall (5.92m x 2.29m max overall)

Utility Room 15'10 x 10'5 max overall (4.83m x 3.18m max overall)

Dining Room 11'11 x 9'11 (3.63m x 3.02m)

Sitting Room 16'11 x 12'2 (5.16m x 3.71m)

Family Room 17'0 x 17'0 (5.18m x 5.18m)

First Floor Landing

Master Bedroom 20'2 x 9'10 (6.15m x 3.00m)

Ensuite 12'5 x 9'10 (3.78m x 3.00m)

Bedroom 2 13'6 x 11'6 (4.11m x 3.51m)

Bedroom 3 10'5 x 6'7 (3.18m x 2.01m)

Bedroom 4 9'11 x 6'11 (3.02m x 2.11m)

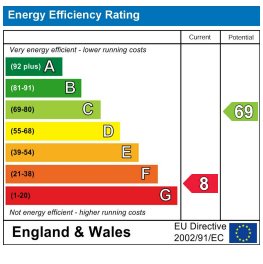
Bathroom 10'0 x 7'9 max overall (3.05m x 2.36m max overall)

Double Garage 20'0 x 18'11 max overall (6.10m x 5.77m max overall)

Garage Attic Room (sloping ceiling) 26'10 x 10'0 max floor area (8.18m x 3.05m max floor area)

Workshop 20'10 x 14 (6.35m x 4.27m)

Gardens



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fitting. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or web site, please contact our offices immediately.

Bedroom 2
Bedroom 4
Master Bedroom
Bedroom 3
Landing
Ensuite
Attic Room
Bathroom

Family Room
Sitting Room
Dining Room
Utility Room
Cupboard
Kitchen /
Breakfast Room
Hall
Porch
Garage
Study
WC

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