Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

Magpie Cottage Windsor Green, Cockfield,
Bury St. Edmunds, IP30 0LY

Guide Price
£295,000

If you have ever dreamt of owning your own little cottage in the countryside, now is your chance!

This charming detached cottage is understood to have been partly converted from what was once former stables belonging to a local landowner. It now provides a flexible range of accommodation with a wealth of original features.

We understand the property is not listed and therefore offers great potential for sympathetic extension (subject to consent) and has the makings of a wonderful family home. Equally, the existing layout would work well for a couple or anyone looking for a second home or holiday let.

The cottage occupies a pleasant semi-rural location, with enclosed gardens, ample parking and a large single garage. The property is being sold with the benefit of having NO ONWARD CHAIN and is definitely something that needs an internal inspection to be fully appreciated.

- Detached cottage with wealth of character
- Occupying a delightful edge of village location
- Hall, lobby, kitchen/dining room, conservatory
- Spacious sitting room with feature fireplace
- Ground floor bedroom, shower room
- First floor landing room and main bedroom
- Large garage, enclosed gardens and parking
- Oil fired central heating. CHAIN FREE

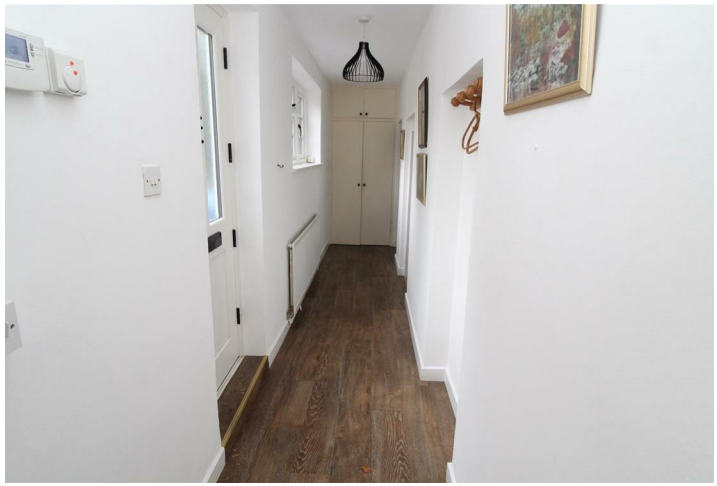
On the ground floor:
The entrance hall has built-in storage and gives access to the shower room and downstairs bedroom. This room would also be perfect as a home office. An inner lobby area houses an integrated fridge freezer and further storage. There is a red brick fireplace and a step down into the spacious kitchen/dining room which includes an integrated double oven and fitted hob.

Leading off the kitchen is a good sized conservatory which has double doors opening into the side gardens. The sitting room includes another feature fireplace and 3 windows overlooking the front gardens.

On the first floor:
The landing provides enough space to be used as an occasional bedroom or study. The main bedroom has a dual aspect and includes a walk-in attic space.

Outside:
The main gardens are formed to the front of the cottage and are well screened by mature hedging and trees. A driveway provides ample parking and leads up to the large single garage which also houses the oil-fired boiler for the central heating. A side access leads to the rear gardens which are planted with a variety of shrubs and trees.

COUNCIL TAX - BAND C
ENERGY PERFORMANCE RATING - TBC
COUNCIL - Babergh
SERVICES - Mains water, electricity, oil fired heating and private drainage
BROADBAND - Ofcom states Superfast broadband is available
MOBILE- Ofcom states all mobile phone providers are likely
WHAT3WORDS ///triathlon.convert.emailed



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