

pocock & shaw

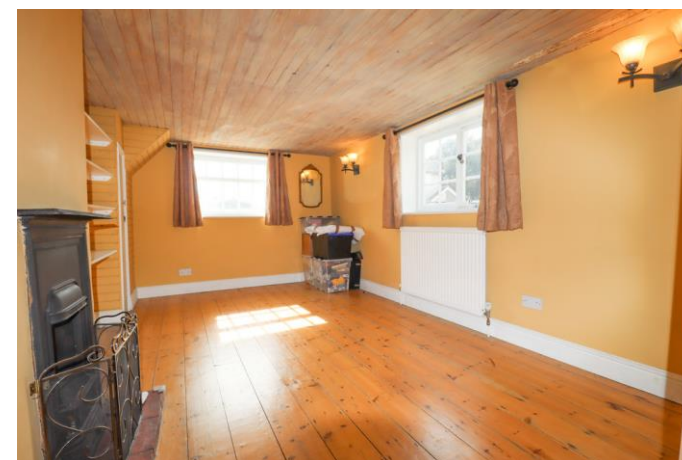
Residential sales, lettings & management



Felday Cottage,
11 The Street, Cavenham,
Bury St. Edmunds, IP28 6DA

An outstanding & impressive Grade II listed period cottage, sensitively updated to provide deceptive accommodation of character including a fine Inglenook fireplace, many exposed beams, large gardens, ample off road parking and set within a desirable village location.

Guide Price: £380,000



Cavenham is a small and relatively unspoilt rural farming village situated in most attractive countryside benefitting from excellent road connections via the A14 and All dual carriageways. The village is located just 5 miles north west of Bury St Edmunds, 9 miles east of the horse racing town of Newmarket and a little over 20 miles from the university city of Cambridge.

With origins dating back to the 17th century and listed Grade II as being of particular historical and architectural interest, Felday Cottage is a picturesque cottage, thought at one stage to be a large detached farm house, converted into the now three existing cottages during the turn of the 19th century. The property is of a traditional timber frame construction with rendered elevations under a tiled roof and is complimented by most attractive large gardens and ample off road parking.

Felday cottage is a quintessential Suffolk cottage, offering beautiful and sensitively updated accommodation retaining a wealth of original features including a fine Inglenook fireplace, exposed beams, stripped pine latch doors and many stripped wood floors.

The cottage is deceptive in size with well proportioned rooms and is heated via a Calor gas fired heating system.

Ground Floor

Sitting Room 5.57m (18'3") x 3.57m (11'9") With a fine Inglenook fireplace with a wood burning stove, natural exposed brick to both sides, tiled hearth and Bressumer beam over, exposed ceiling beams, door with staircase providing access to the first floor window to the front, entrance door, double radiator.

Family Room 5.34m (17'6") x 3.09m (10'2") With a cast iron fireplace, window to the front and side, stripped wood flooring, tongue and groove panelled ceiling, double radiator, three wall light points.

Kitchen 3.43m (11'3") x 2.55m (8'5") Fitted with a range of base and eye level units, working surfaces over, stainless steel sink with mixer tap, integrated fridge and freezer, plumbing for a washing machine and dishwasher, fitted double oven, built-in four ring hob with

extractor hood over, window to the side, tiled flooring, stable door to the garden, wall mounted and concealed gas fired boiler.

Inner Hall With two built in storage cupboards.

Cloakroom Fitted with a two piece suite comprising of a wash hand basin and low-level, tiled splashback, radiator, tiled flooring.

Dining Room / Bedroom 3 3.81m (12'6") x 3.29m (10'10") With French doors to the garden and window to the side, radiator, stripped wooden flooring.

First Floor

Landing With a window to the front, storage cupboard.

Bedroom 1 5.57m (18'3") x 3.46m (11'4") With a window to the front, exposed beams, radiator, built in double wardrobes, airing cupboard with hot water cylinder.

Bathroom Fitted with a three piece suite comprising of a bath with independent electric shower over, telephone style taps and glass screen, vanity wash hand basin with cupboard under and mixer tap, low-level WC, window to the rear, radiator, stripped wooden flooring, recessed ceiling spotlights.

Bedroom 2 3.22m (10'7") x 2.08m (6'10") With a window to the side, double radiator, built in wardrobe.

Outside There is a gravelled driveway to the side of the cottage offering off road parking for several vehicles. Large lawned garden (about 90' x 70') with a paved patio, shingled pathways to vegetable and play areas, trees and shrubs, timber garden shed. Submerged Calor gas tank.

Services Mains water, drainage and electricity are connected.

As this property is Grade II listed it is exempt from an EPC.

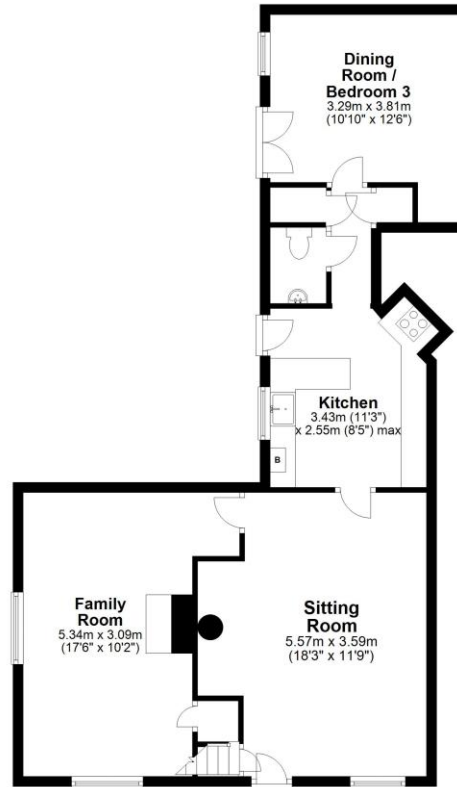
Council Tax Band: D Forest Heath District Council



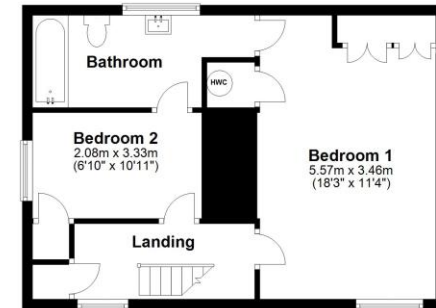
Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS



Ground Floor



First Floor



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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested