



Coakley & Theaker

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INDEPENDENT ESTATE AGENTS & MORTGAGE SERVICES

DRAFT DETAILS
TIMBLE COTTAGE, HIGH TOWN GREEN, RATTLESDEN
BURY ST. EDMUNDS
IP30 0SX

A detached **UNLISTED** thatched cottage, in **OVER 1/2 ACRE PLOT** (sts). rurally situated in S/E village. Study/Hall, Sitting Room, Dining Room, Kitchen/Breakfast, Garden Room, Utility, Study, Shower Room, Bathroom, 3 Bedrooms, Cloakroom, S & W Mature Gardens, Ample Parking, Outbuildings, **FURTHER POTENTIAL, VIEW ASAP.**



2090

Price Guide £415,000

STUDY/RECEPTION HALL, SITTING ROOM WITH FIREPLACE, INNER HALL, DINING ROOM WITH FIREPLACE, REAR LOBBY, SIDE PORCH, KITCHEN/BREAKFAST WITH AGA, GARDEN ROOM, UTILITY, STUDY AREA, SECOND INNER HALL, SHOWER ROOM, BATHROOM, GROUND FLOOR DOUBLE BEDROOM, 2 UPSTAIRS DOUBLE BEDROOMS, 'JACK 'N' JILL' CLOAKROOM, LARGE SOUTHERLY & WESTERLY GARDENS WITH ORCHARD, EXTENSIVE PARKING - SPACE FOR GARAGING (STP), OUTBUILDINGS, PLOT OF OVER 1/2 AN ACRE (STS), OIL FIRED RADIATOR HEATING, RE-THATCHED IN 2006, WOULD BENEFIT FROM SOME FURTHER SYMPATHETIC IMPROVEMENT, VIEW ASAP.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS

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DIRECTIONS : From Bury St Edmunds, proceed along the A14 towards Ipswich. Take the left turning, sign posted Woolpit and on reaching the roundabout, take the first exit. Continue past the Garage and Health Centre and turn right, sign posted towards Rattlesden. On reaching the junction, turn left and carry on towards the village. Continue down the hill and at the junction, turn right. Continue through the village, passing the Brewer's Arms pub, Post Office/Store and the Baptist Chapel. Proceed along and turn left, signposted to Brettenham and Hitcham. Continue through to High Town Green, passing Kettles Farm Fishery and the War Memorial. Timble Cottage is located after a short distance, set well back from the road on the right.

STUDY/RECEPTION HALL : 5.44m (17'10") x 2.74m (9'0") Max Approached via an outer open porch with braced and studded entrance door. Exposed ceiling timbers, wall mounted air conditioning/heating unit, internal stained glass window, UPVC leaded windows to front and side, UPVC leaded glazed double doors to side, exposed studwork and arch to:

SITTING ROOM : 4.17m (13'8") x 4.14m (13'7") The focal point being a large open fireplace with canopy, bressummer and brick hearth, exposed wall and ceiling timbers, exposed brick floor, exposed brick plinth and soleplate, TV and telephone points, wall light points, radiator, UPVC leaded window to front, leaded glazed door to:

INNER HALL : Exposed ceiling timbers, stairs to first floor.

DINING ROOM : 4.22m (13'10") x 3.63m (11'11") + recess The focal point being an open fireplace, exposed wall and ceiling timbers, exposed studwork to Study Area, exposed brick plinth and soleplate, shelved recess, wall light points, radiator, two UPVC windows to side, arch to Second Inner Hall. Storage recess, understairs storage area. Braced door to:

REAR LOBBY : Tiled floor, braced and studded door to:

SIDE PORCH : Built-in cloaks cupboard, tiled floor, UPVC leaded window to side, braced door to side and garden.

KITCHEN/BREAKFAST ROOM : 5.26m (17'3") x 2.69m (8'10") inc to 4.04m (13'3") Range of base units, wall mounted unit, work surfaces, tiled splashbacks, double bowl 'Butler' style sink with 'swan-neck' antique style mixer tap, electric cooker point, plumbing for dishwasher, space for fridge/freezer, oil-fired AGA, consumer unit, tiled floor, UPVC leaded windows to side and rear, arch to:

GARDEN ROOM : 5.16m (16'11") x 2.36m (7'9") Ceiling spotlights, 'Butler' style sink, tiled floor, radiator, UPVC leaded windows to side and rear, UPVC leaded glazed double doors to side and garden.

UTILITY ROOM : 2.44m (8'0") x 2.39m (7'10") Oil boiler, space for fridge/freezer, plumbing for washing machine, tiled floor, ceiling spotlights, UPVC leaded frosted window to side, opening to:

STUDY AREA : 2.95m (9'8") x 2.39m (7'10") Built-in storage cupboard, radiator, wall mounted air conditioning/heating unit, UPVC leaded frosted window to side, door to:

SECOND INNER HALL : Tiled floor.

SHOWER ROOM : Re-fitted with white suite comprising shower enclosure with shower controls and integrated body sprayheads, wc, pedestal wash basin, tiled splashbacks, shaver point, radiator, UPVC leaded frosted window to side.

BATHROOM : 2.82m (9'3") x 1.80m (5'11") Re-fitted with white suite comprising panelled corner spa-bath with mixer shower attachment, wc, pedestal wash basin, tiled splashbacks, shaver point, radiator, arch to:

FRONT LOBBY : 2.72m (8'11") x 1.63m (5'4") UPVC leaded frosted window to front, UPVC leaded frosted glazed door to front and garden.

AGENT'S NOTE : This area, converted into a Kitchenette, together with the Bathroom and Bedroom 3 could possibly be utilised as an Annexe area, if required or even as a small Bed & Breakfast or Holiday Let, as it has its own front door access.

BEDROOM 3 : 3.23m (10'7") inc to 4.60m (15'1") x 3.20m (10'6") Wood laminate floor, radiator, UPVC leaded window to front, UPVC leaded frosted window to rear.

FIRST FLOOR LANDING : Brick chimney breast, exposed wall and ceiling timbers, exposed floorboards.

BEDROOM 1 : 4.19m (13'9") x 3.99m (13'1") Maximum measurements. Exposed floorboards, exposed wall and ceiling timbers, radiator, UPVC leaded windows to front and side, latch door to:

'JACK 'N' JILL' CLOAKROOM : Accessed by both Bedrooms 1 and 2. White suite comprising wc, pedestal wash basin, tiled splashbacks, exposed wall and ceiling timbers, exposed floorboards, internal window to Landing, UPVC leaded window to side, latch door to:

BEDROOM 2 : 4.29m (14'1") x 3.56m (11'8") Maximum measurements. Exposed floorboards, exposed wall and ceiling timbers, radiator, UPVC leaded windows to both sides and rear.

OUTSIDE : This cottage stands well back within its secluded and mature plot which extends to **in excess of 1/2 an acre** (subject to survey) with the side and rear gardens enjoying a southerly and westerly aspect. To the front a sweeping shingle driveway with turning spaces provides extensive parking space for several vehicles and would be suitable for standing a caravan/trailer/boat etc. It is felt that if desired, there would be space to build a Double Garage or Cart-Lodge, subject to the necessary planning permissions. The deep front garden is enclosed by fencing and hedging and is laid principally to lawn with well stocked beds and borders, mature trees and shrubs and there is a well with a canopy. A trellis arch leads to the side garden which is enclosed by fencing and hedging, being laid mainly to lawn with established beds, borders and pond. Immediately to the rear of the property is a good size paved patio area with outside water tap. The rear garden is laid out as two areas, the first being an **ORCHARD**, with a variety of trees, lawn areas and borders. A wrought-iron arch with climbing plants leads to the second area, which is enclosed by fencing and hedging, being laid principally to lawn with borders and established trees. There are various **OUTBUILDINGS** comprising a **LARGE SUMMER HOUSE/GAMES ROOM** with power and light connected and storage heater, three **TIMBER SHEDS**, a **BLOCK-BUILT STORAGE SHED** and a **GREENHOUSE**. The rear

garden backs onto farmland and would also be ideal for those wishing to keep chickens or other small domestic animals.

AGENT'S NOTE : We understand from the vendors that Timble Cottage is currently un-listed and therefore offers further potential to be enhanced and altered, subject to the necessary planning approvals. We also understand that it was re-thatched in 2006. The cottage has in the past, undergone substantial extension. However, these have not been done particularly sympathetically and therefore there is scope to improve or replace these with something more in keeping with the cottage.

Due to the scarcity of opportunities like this, combined with a large secluded and mature plot, we strongly recommend viewing at the earliest opportunity.

VILLAGE, BURY ST EDMUNDS & AREA : Rattlesden is an attractive village with a thriving community. Amenities include a Primary School, two Public Houses, Post Office/Store, Village Hall, magnificent St Nicholas' Church and Recreation Field with recently built Pavilion/Function Venue. RAF Rattlesden was a former World War II airfield and is currently used by Rattlesden Gliding Club. In the next village is the Stowmarket Golf Club and Driving Range.

Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

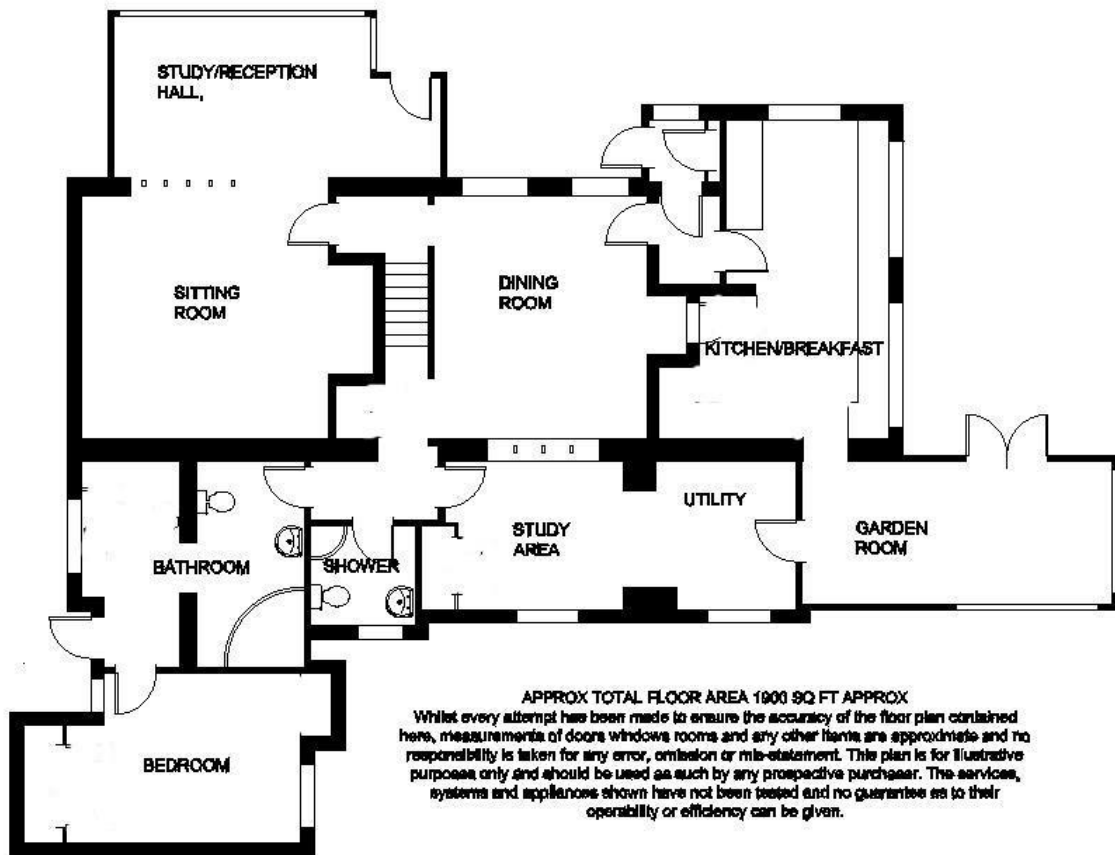
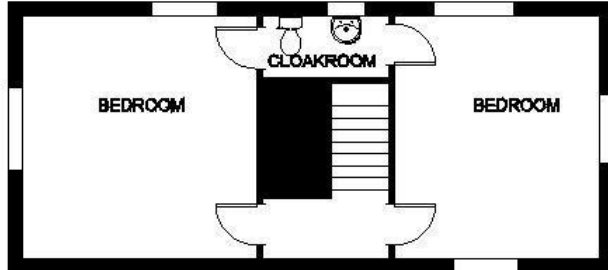
Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and The Arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.







APPROX TOTAL FLOOR AREA 1900 SQ FT APPROX

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Performance Certificate



Timble Cottage, High Town Green, Rattlesden, BURY ST. EDMUNDS, IP30 0SX

Dwelling type: Detached bungalow Reference number: 8692-1733-2929-9007-5053
 Date of assessment: 07 October 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 13 October 2015 Total floor area: 173 m²

Use this document to:

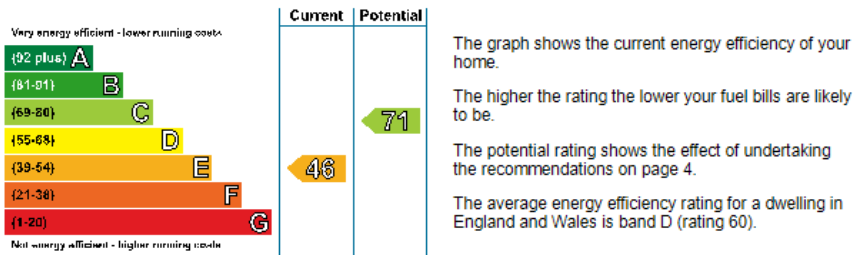
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,006
Over 3 years you could save	£ 1,290

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 516 over 3 years	£ 288 over 3 years	
Heating	£ 4,920 over 3 years	£ 3,858 over 3 years	
Hot Water	£ 570 over 3 years	£ 570 over 3 years	
Totals	£ 6,006	£ 4,716	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 585	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 522	✓
3 Low energy lighting for all fixed outlets	£115	£ 183	

See page 4 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

THE PROPERTY MISDESCRIPTIONS ACT 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 1998

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