



Thatch End Cottage Bury Road, Flempton

Minors & Brady



Thatch End Cottage Bury Road

Flempton, Bury St. Edmunds

Set amidst beautifully established cottage gardens and enjoying uninterrupted views across open farmland towards the village church, this enchanting Grade II Listed thatched cottage presents a rare opportunity to embrace the timeless appeal of Suffolk village life. Rich in character and dating from the late 17th to early 18th century, the property showcases exposed timbers, original brickwork and elegant period detailing, while offering surprisingly generous and versatile accommodation. With a double garage, workshop, ample parking, glorious gardens and excellent access to Cambridge, Bury St Edmunds and the A11, this is a home that effortlessly balances country charm, everyday practicality and modern connectivity.

Agents Notes

Freehold.

Grade II listed.

Connected to mains water, electricity and drainage.

Oil fired boiler.

To the rear of the ground floor, the property has underfloor heating.

Please note: This property has a shared passageway.



M&B



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Bury Road

Occupying a wonderful position within this sought-after Suffolk village, with open farmland to the rear and views towards the church beyond, this delightful Grade II Listed thatched cottage offers an exceptional balance of period character, practical living space and an enviable village lifestyle.

Dating from the late 17th to early 18th century and rethatched in 2017, the property is full of architectural interest, with crisp white-rendered elevations, attractive eyebrow dormers, exposed timbers and original brickwork creating a home of genuine warmth and personality.

Approached through a traditional cottage garden, a bespoke English oak front door opens into the welcoming interior. Whilst charming and characterful throughout, the cottage is particularly notable for its impressive ground floor accommodation, where generous ceiling heights and well-proportioned rooms create a wonderful sense of space seldom found in homes of this age. The property feels equally comfortable throughout the seasons, offering a cosy atmosphere during the winter months and remaining pleasantly cool through the summer.



M&B

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At the heart of the house is an impressive sitting and dining room, formerly two separate rooms and now providing an extensive living space ideal for both everyday family life and entertaining. Exposed beams and timbers are complemented by two fireplaces, including a magnificent inglenook fireplace that forms an attractive focal point to the sitting area. Leaded windows draw natural light into the room, while bespoke glazed display cabinetry adds practicality and character.

Beyond, the drawing room provides an additional reception space, centred around another charming inglenook fireplace and offering flexibility as a reading room, snug or formal sitting room. A separate study, which could equally serve as a fourth bedroom, benefits from built-in storage and enjoys views over the gardens.

The kitchen/breakfast room is fitted with an extensive range of handcrafted solid wood cabinetry complemented by oak work surfaces. An induction range cooker, integrated sink unit and space for further appliances create a highly functional space, while views across the rear garden bring the outdoors into everyday life. Adjoining is a useful utility room and cloakroom with plumbing for laundry appliances, together with a rear lobby providing direct access to the gardens.

The first floor is accessed via two staircases, a charming reminder of the property's historic origins, creating a layout that is both individual and versatile. The principal bedroom forms a comfortable suite with extensive fitted wardrobes, an exposed brick chimney breast and an en-suite bathroom. Two further bedrooms enjoy attractive village and countryside outlooks, served by a well-appointed shower room.

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Outside, the gardens are a particular feature of the property. The rear garden has been lovingly established as a classic English cottage garden, filled with mature trees, colourful planting and seasonal interest throughout the year. Immediately behind the cottage, a York stone terrace sits beneath a pergola draped with established wisteria, providing a wonderful setting for outdoor dining, morning coffee or summer entertaining.

Further enhancing the property's appeal are a greenhouse, potting shed and workshop, making it particularly attractive to keen gardeners, hobbyists or those requiring additional workspace. Beyond the gardens, uninterrupted views stretch across neighbouring fields and towards the village church, reinforcing the property's wonderfully rural setting.

A five-bar gate opens onto a generous area of private parking with space for three vehicles, leading to the double garage with power and lighting connected. The adjoining workshop offers further versatility and useful storage.

A rare opportunity to acquire a beautifully maintained listed cottage of considerable character, enjoying delightful gardens, outstanding countryside views and excellent connectivity, all within one of Suffolk's most appealing village settings.



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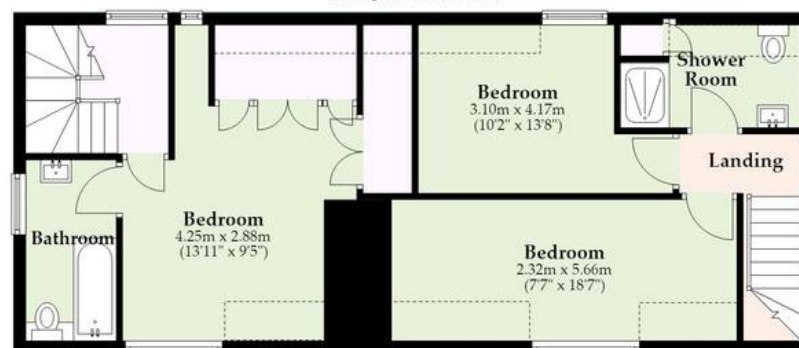
Ground Floor

Approx. 154.3 sq. metres (1660.8 sq. feet)



First Floor

Approx. 55.8 sq. metres (600.4 sq. feet)
(excluding Bathroom, Shower Room)



Total area: approx. 210.1 sq. metres (2261.3 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Plan produced using PlanUp.

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