

Blue Doors Farmhouse, Cowlinge CB8 9HS

Guide Price £225,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Blue Doors Farmhouse, Cowlinge CB8 9HS

****This property is for sale by Modern Auction. For further details please see agents notes****

A Grade II listed thatched cottage standing on a generous size plot of around an acre and a half and located within a few miles of the town of Haverhill and easy access to Bury St Edmunds.

In need of full and comprehensive programme of improvements this property offers huge scope and a variety of opportunities are available to develop or extend the property, all with relevant consent and planning needing obtaining from the local council.

The property boasts accommodation arranged over three floors and enjoys 2220 square foot of space. Accommodation includes three sizeable reception rooms, kitchen/breakfast room, bathroom, three/possible four bedrooms.

Externally the property stands within some substantial mature grounds

Entrance Porch
Dual windows. Door leading to the kitchen.

Kitchen
16'7" x 11'5"
A range of storage cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine and dishwasher. Fire place currently housing the boiler. Half glazed door leading to the entrance porch. Door leading to the living room. Opening to reception room 1.

Entrance Hall
With doors leading to the living room and reception room 1. Stairs leading to the first floor landing.

Living Room
14'9" x 14'0"

Reception Room 1
14'2" x 10'4"
Spacious reception room with window to the rear aspect. Fireplace with tiled surround. Radiator. Doors leading to the entrance hall and inner hall way. Opening to the kitchen.

Inner Hall
With doors leading to both reception rooms and bathroom. Built-in storage cupboard.

Bathroom
White suite comprising low level W.C., wall mounted handbasin, corner bath with mixer tap over and shower cubicle. A range of built-in storage cupboards. Tiled to wet areas. Radiator. Door leading to inner hall.

Reception Room 2
22'0" x 14'4"
Generous reception room with feature, exposed brick fireplace. Built-in storage cupboard. Triple aspect windows. Radiators. Glazed door leading to the front garden. Door leading to the entrance hall.

First Floor Landings
Landing 1: with door leading to bedroom 3 and Bedroom 1. Stairs leading to the entrance hall.

Landing 2: with stairs accessed from bedroom 2 to the attic rooms.

Bedroom 1
18'2" x 14'4"
With dual aspect windows. Dual built-in storage cupboards. Fireplace, currently unused. Access to landing 1.

Bedroom 2
19'7" x 14'6"
With dual aspect windows. Built-in storage cupboard. Doors leading to the inner room with internal window and landing with stairs leading to the attic rooms.

Bedroom 3
14'4" x 10'0"
With window to the rear aspect. Internal window to internal room in Bedroom 2. Built-in storage cupboard. Fireplace, currently unused. Doors leading to the landings.

Staircase
Leading to Attic room 2 and landing 2.

Attic Room 1
10'3" x 10'2"
With window to the front aspect. Dual built-in storage cupboards. Door leading to attic room 2.

Attic Room 2
10'3" x 9'10"
With window to the side aspect. Door leading to attic room 1. Access to stairs to the first floor landing.

Outbuilding
11'10" x 9'6" & 9'9" x 9'8"
Outbuilding offer a variety of uses. Entrance with doors leading to space one with dual aspect windows and space two with window.

Outside
Substantial, mature plot with some mature tree and shrub planting.
Attractive flint stone low wall to some of the borders. Gated access with paved pathway leading to the entrance porch.

PROPERTY INFORMATION
EPC - n/a
Tenure - Freehold
Council Tax Band - G (West Suffolk)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 207 SQM
Parking – tbc
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Oil
Broadband Connected - tbc
Broadband Type – Superfast available, 35Mbps download, 7Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location
Cowlinge is a small, picturesque village and civil parish in the West Suffolk district of Suffolk, England, situated in the southwest corner of the county near the borders with Cambridgeshire and Essex. The Three Ways pub acts as a cozy space for community interactions with real ales and traditional dining, hosting various events throughout the year.

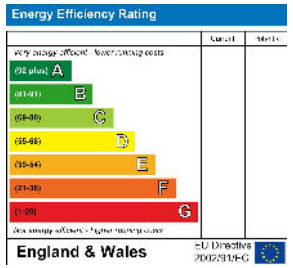
AGENT NOTES
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period").
Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.
https://www.rightmove.co.uk/properties/87686592#/?channel=RES_BUY

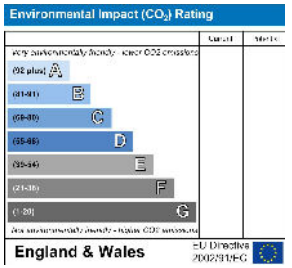
Approximate Gross Internal Area 2224 sq ft - 207 sq m
(Excluding Outbuilding)
Ground Floor Area 1134 sq ft – 105 sq m
First Floor Area 826 sq ft – 77 sq m
Second Floor Area 264 sq ft – 25 sq m
Outbuilding Area 252 sq ft – 23 sq m



- **Substantial Grade II Listed Cotttage**
- **Offering Huge Potential**
- **Kitchen**
- **Three Reception Rooms**
- **Three Bedrooms**
- **Two Attic Rooms**
- **Outbuilding**
- **Generous Plot**
- **Village Location**
- **Cash Buyers**







PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Morris Armitage

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.





























