



COCKS GREEN COTTAGE
GREAT WHELNETHAM, SUFFOLK

**COCKS GREEN COTTAGE, COCKS GREEN LANE, GREAT WHELNETHAM
BURY ST EDMUNDS, SUFFOLK, IP30 0UE**

GUIDE PRICE £595,000

A WONDERFUL, SUPERBLY LOCATED AND
MAINTAINED, PERIOD PROPERTY, SET IN GARDENS
OF ABOUT 0.39 OF AN ACRE, BACKING ONTO
ROLLING SUFFOLK COUNTRYSIDE.



DISTANCES

BURY ST EDMUNDS 3 MILES

NEWMARKET 15 MILES

CAMBRIDGE 30 MILES

GROUND FLOOR

- Entrance Hall
 - Sitting Room
 - Kitchen/Dining Room
 - Study
 - Snug
 - Cloakroom
-

FIRST FLOOR

- Galleried Landing
 - Four Bedrooms
 - Two Bathrooms
-

OUTSIDE

- Driveway & Parking
- Mature Gardens
- Garage/Garden Storage
- Lean-to Greenhouse
- Pond
- Wonderful Countryside Views to the Rear
- No Onward Chain



THE PROPERTY

Cocks Green Cottage is wonderfully positioned, being on a particularly peaceful no through lane. The cottage is mainly brick built with rendered elevations, under a pantile roof, believed to have formerly been a range of three Victorian cottages, this comfortable family home is set in grounds that extend to around 0.4 of an acre (with an extra 0.1 of an acre of adopted garden hatched green on the plan within these details – please ask the agent for further explanation), with fabulous rolling Suffolk countryside views to the rear.

The property, whilst benefiting from the charm of period character features, is not grade listed and benefits from double glazed windows throughout and there is a recently replaced (June 23) LPG gas fired boiler, that provides the hot water and central heating. There are porches to the front and rear of the house that are connected by the entrance hall and a passage and separate paths lead from the garage and drive to the side, to both.

The accommodation in brief, from the panelled front door and porch leads into the entrance hall, which features an exposed brick floor, former fireplace with bressummer beam and exposed ceiling timbers and the stairs leading to the galleried first floor. The sitting room has a window to the front aspect, an open fireplace with brick chimney breast and bressummer beam, exposed ceiling timbers and French doors out the rear garden. The kitchen/dining room features a range of base and eye level units, -- worksurfaces, inset double sink unit, Neff electric hob, integrated Neff appliances including a dishwasher, double oven and grill and a fridge/freezer, a water softener, tiled floor and a feature 'fireplace' with built in cupboards and shelving. There are windows to the front, side and rear and a utility/boiler cupboard housing the Vaillant LPG fired boiler (installed in June 2023) and has space and plumbing for a washing machine. Continuing on the ground floor there is also a study, snug and cloakroom.

On the first floor the galleried landing, with large picture window to the rear, leads to four bedrooms and two bathrooms. The main bedroom features a window to the front and a Dormer window to the rear, exposed floorboards and ceiling timbers and oak skirting boards. Bedroom two has windows to the front, built-in double wardrobes and engineered timber flooring. Bedroom three has windows to the front, side and rear, engineered oak flooring and houses the airing cupboard. Bedroom four, which is a single room, has a window to the front and exposed wall timbers. There are two family bathrooms, both with windows to the rear.

All rooms with rear aspects afford stunning views over the abutting countryside.

OUTSIDE

Approached along a wonderful no-through country lane, access to the property is over a concrete paved driveway leading to parking and the detached double garage that benefits from good 'workshop' space to the rear with a window to the garden. The front of the property has a hedged front boundary providing privacy, with an array of mature flower beds, borders and fruit trees. The rear gardens are predominantly laid to lawn with various block paved pathways and seating areas, further trees and shrub beds and borders, a BBQ area, lean-to greenhouse (to the rear of the garage) and a pond.



The rear gardens abut farmland and provide wonderful views over undulating Suffolk countryside. In all about 0.39 of an acre (sts).

LOCATION

Cocks Green Cottage is situated in a wonderful setting on a no-through lane, on the rural outskirts of the village of Great Whelnetham, nr Sicklesmere, with a popular public house & restaurant, village shop/post office, coffee shop/farm shop and a primary school. There are more extensive facilities available in the nearby historic cathedral town of Bury St Edmunds, which offers an excellent range of recreational and shopping facilities, numerous high-quality restaurants and a good range of leisure facilities including health clubs, swimming pools and golf clubs.

Cultural amenities include the beautiful Georgian Theatre Royal and The Abbey Gardens. The university city of Cambridge is approximately 28 miles away and offer unrivalled schooling opportunities and excellent shopping and amenity facilities.

There is good access to the A14, A11 (M11) and the railway station at Bury St Edmunds offers a link to mainline services to London's Liverpool Street and Kings Cross. Alternatively, there is a regular train service from Stowmarket to London Liverpool Street taking approximately 80 minutes.

The international airport at Stansted is about 50 minutes away and in addition to air services there is an express train service to London.

Schooling: There are excellent local schools in both the public and private sector, the latter including South Lee, Old Buckenham Hall, Culford, Barnardiston and Finborough Schools.

DIRECTIONS

From Bury St Edmunds head south on the A134, proceeding past 'The Rushbrook Arms' public house on the left and continue past Hennessey Lifestyle coffee shop/farm shop on your right. After a short distance take the right turn into Cocks Green Lane. Proceed up and along this quiet no-through country lane and after about 0.5 of a mile, the house will be found on the right.

PROPERTY INFORMATION

Services Mains water, electricity and private drainage (Traditional septic system installed in 1985 that discharges to ground water, not to a water course)

Local Authority West Suffolk District Council

Council Tax Band F

EPC Rating Currently F Potential D

Tenure Freehold

Broadband Ofcom states speeds available of up to 59Mbps.

Mobile Signal/Coverage Yes - varies depending on network provider.

Please visit www.ofcom.org.uk to check availability

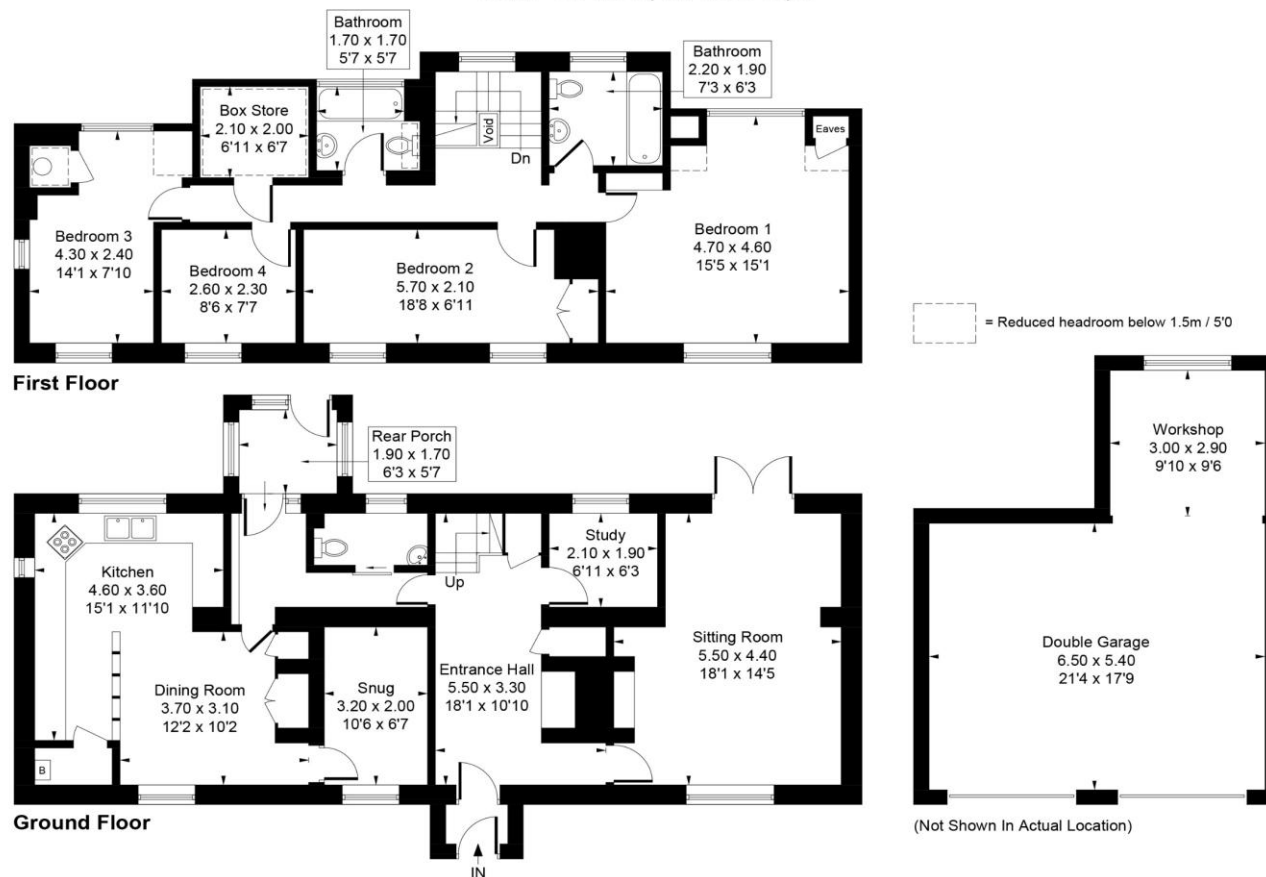
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Approximate Gross Internal Area (Excluding Void & Eaves) = 169.4 sq m / 1824 sq ft
 Double Garage & Workshop = 44.9 sq m / 483 sq ft
 Total = 214.3 sq m / 2307 sq ft



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 purchase.

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