



THE RYES

Harrow Green, Lawshall, Bury St Edmunds, Suffolk IP29 4PB

Guide price £675,000.00

DAVID
BURR



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The Ryes is a splendid Grade II Listed cottage located within one of the areas most favoured villages and abuts fields to the side a rear which in turn gives way to far reaching field views. Formerly the Village Post Office this charming property is steeped in history and has been an integral and instantly recognisable part of the village for centuries. The “chocolate box” façade gives way to an exceptionally well presented interior full of character and has been much improved throughout the current owner’s tenure.

The front entrance is now used as a useful storage area, with doors linking to the sitting room and dining room and there is still the potential to utilise this more regularly. The current owners utilise the rear entrance on a day-to-day basis given the meandering flower bed bordered pathway that links this entrance to the parking area.

The sitting room and dining room are both perfect examples of a timber framed cottage with attractive exposed beams throughout, fireplaces in both and within the sitting room a particularly impressive inglenook fireplace complete with Oak bressummer and inset log burning stove. An inner hall provides for a staircase to first floor, access to a bathroom and also has a large useful storage cupboard complete with automatic lighting. The kitchen/breakfast room has exposed beams and is divided by open studwork into two distinct areas, the breakfast area having a solid fuel Rayburn set within a chimney and the kitchen area having an extensive range of storage cupboards and appliances. The rear vestibule also doubles as a utility area with useful storage cupboards, plumbing for a washing machine and access to the shower room.

On the first floor are three double rooms accessed via two staircases and with the central room having access from both and currently utilised as a dressing room. There are exposed floorboards, beams and useful built in storage cupboards.

Outside

Twin 5 bar gates open to a large gravel driveway which provides extensive parking and in turn leads to a substantial outbuilding with weather boarded elevations under a tiled roof. This building is divided into two distinct areas, the larger being a double garage/workshop and the smaller currently utilised as a gym but offering potential to be studio/office etc. There are ample light and power points throughout. The grounds are exceptional, cleverly divided into distinct areas with the immediate area around the cottage designed in a traditional cottage style with well stocked colourful beds, open expanses of lawn and well-placed terraces. The remainder of the grounds incorporate a BBQ hut, ideal for entertaining on those late summer evenings, a large vegetable garden and paddocks incorporating a large pond.

Key Features

- Double garage with attached studio/office
- Far reaching field views
- Easy walking distance of the school, church and village pub
- Charming cottage gardens
- Paddock & large vegetable garden
- Exceptionally well presented
- Grade II Listed
- In all about 2 acres (STS).

Location

Lawshall is a charming, rural village located just 6 miles south of the Cathedral town of Bury St Edmunds and some 9 miles north of the market town of Sudbury with commuter rail links to London’s Liverpool Street. The local towns offer an extensive variety of facilities and amenities whilst within the village itself are an array of thriving societies as well as a charming thatched public house, a primary school, village shop and three churches.

Access

Bury St Edmunds 6 miles
Sudbury 9 miles

Agents Notes

The property is Grade II Listed – Listing ID 1036591
We understand there is a Tree Preservation regarding an ancient hedgerow within the grounds.



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Approximate Area = 1463 sq ft / 135.9 sq m

Garage = 352 sq ft / 32.7 sq m

Outbuildings = 279 sq ft / 25.9 sq m

Total = 2094 sq ft / 194.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2026. Produced for David Burr Ltd. REF: 1441610

Services: Main water, electricity and drainage.

Oil fired heating to radiators. Rayburn provides back up heating if needed.

EPC rating: Exempt due to listed status.

Council tax band: Broadband: Likely

Tenure: Freehold Construction type:

Broadband speed: up to 32 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone - variable (Ofcom).

None of the services have been tested by the agent.

Local authority: Babergh District Council: 0300 123 4000

Contact details

Castle Hedingham (01787) 463404

Long Melford (01787) 883144

Clare (01787) 277811

Leavenheath (01206) 263007

Bury St Edmunds (01284) 725525

Woolpit (01359) 245245

Newmarket (01638) 669035

London (020) 7390888

Linton & Villages (01440) 784346



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