

Lilac Cottage,
2 The Street, Cavenham, Suffolk.

DAVID BURR

LILAC COTTAGE, CAVENHAM, BURY ST. EDMUNDS, SUFFOLK.

Cavenham is an ancient settlement, mentioned in Peveners book of Suffolk due to its "Black Ditches" which are thought to be Anglo Saxon. In more recent times Cavenham Heath has been adopted by Natural England as a site of Special Scientific Interest and in turn provides exceptional countryside walks. The A14 trunk road is about 3 miles and in turn provides quick access to the Cathedral town of Bury St Edmunds 8 miles and the City of Cambridge 24 miles. A branch line rail link to Kings Cross Station is available at Kennett 5 miles.

This charming semi-detached Victorian cottage has been sympathetically enlarged and now provides extensive, versatile accommodation with a mixture of brick and flint facades under a slate tiled roof. The accommodation is full of character with Suffolk latch doors, exposed flintwork, fireplaces, etc. Further benefits include a large garden and a detached barn. **In all about half an acre.**

A charming semi-detached cottage on the edge of this well-regarded village, ideally placed to enjoy nearby Lackford Lake and Kings Forest.

ENTRANCE HALL: Fitted barrier matting, staircase off and useful storage cupboard. Opening to:-

Inner Hall: A light spacious area with a wall of 4'7" high casement windows which provide good natural light and includes a stable door opening to terracing and the garden beyond. Exposed flintwork, fitted barrier matting and pine double doors opening to:-

SITTING ROOM: A lovely light room with views over the garden and double doors opening onto terracing. Fireplace with attractive red brick surround and inset log burning stove on a York stone hearth.

DINING ROOM: A versatile space that could be a second sitting room, family room, office, etc and incorporates double doors opening onto terracing and the garden beyond. Open fireplace with attractive red brick surround.

STUDY HALL: A useful space with double doors opening to the garden.

KITCHEN/BREAKFAST ROOM: A splendid room, full of character with a Suffolk white brick floor running throughout. Useful storage cupboard, extensive range of fitted units and worktops incorporating a single drainer sink unit with vegetable drainer and mixer tap over. Oil fired Esse, 4-ring electric hob, plumbing for dishwasher and washing machine.

UTILITY/PANTRY: A useful room with an integrated oven, fitted units, shelving, worktop and plumbing for washing machine.

CLOAKROOM: Fitted WC and wash hand basin.

First Floor

LANDING: An L-shaped area effectively creating 2 wings and incorporating a large shelved linen cupboard.

PRINCIPAL BEDROOM: Enjoying views over the garden and fields beyond.

ENSUITE: With a large fully tiled shower cubicle, WC and wash hand basin.

BEDROOM 2: A charming room with views over the front and rear gardens. Built-in double wardrobes and pretty Victorian fireplace with tiled hearth.

BEDROOM 3: Enjoying views over the garden. Exposed red brick chimney and large storage cupboard.

BATHROOM: Bath with separate electric shower over and side screen. WC and wash hand basin.

Outside

A 5-bar gate opens to a large gravel drive that provides extensive **OFF-ROAD PARKING** and in turn leads to:-

DETACHED BARN: A substantial building with weatherboarded elevations and a high vaulted ceiling, currently utilised as a workshop/store but could potentially become an air BnB or ancillary accommodation to the main house (subject to any necessary planning consents).

The garden is truly exceptional, divided into distinct areas with large open expanses of lawn to both front and rear bordered by high established hedging to create privacy with open feel to take advantage of the idyllic location. The current owners are keen gardeners so there are well-stocked beds, established specimen trees, small orchard, vegetable garden, fruit garden, polytunnel, etc.

In all about half an acre.

SERVICES: Main water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. **Council Tax Band:** D - £2,185.21 – 2025/26.

EPC RATING: E.

PROPERTY POSTCODE: IP28 6DA

TENURE: Freehold.

NB: As is not uncommon with properties of this ilk, there is a flying freehold.

CONSTRUCTION TYPE: Brick.

COMMUNCIATION SERVICES: **Broadband Speed:** Up to 1800 Mbps (source Ofcom).
Mobile Coverage: EE, Three, 02 and Vodafone – good outdoor. (Source Ofcom).
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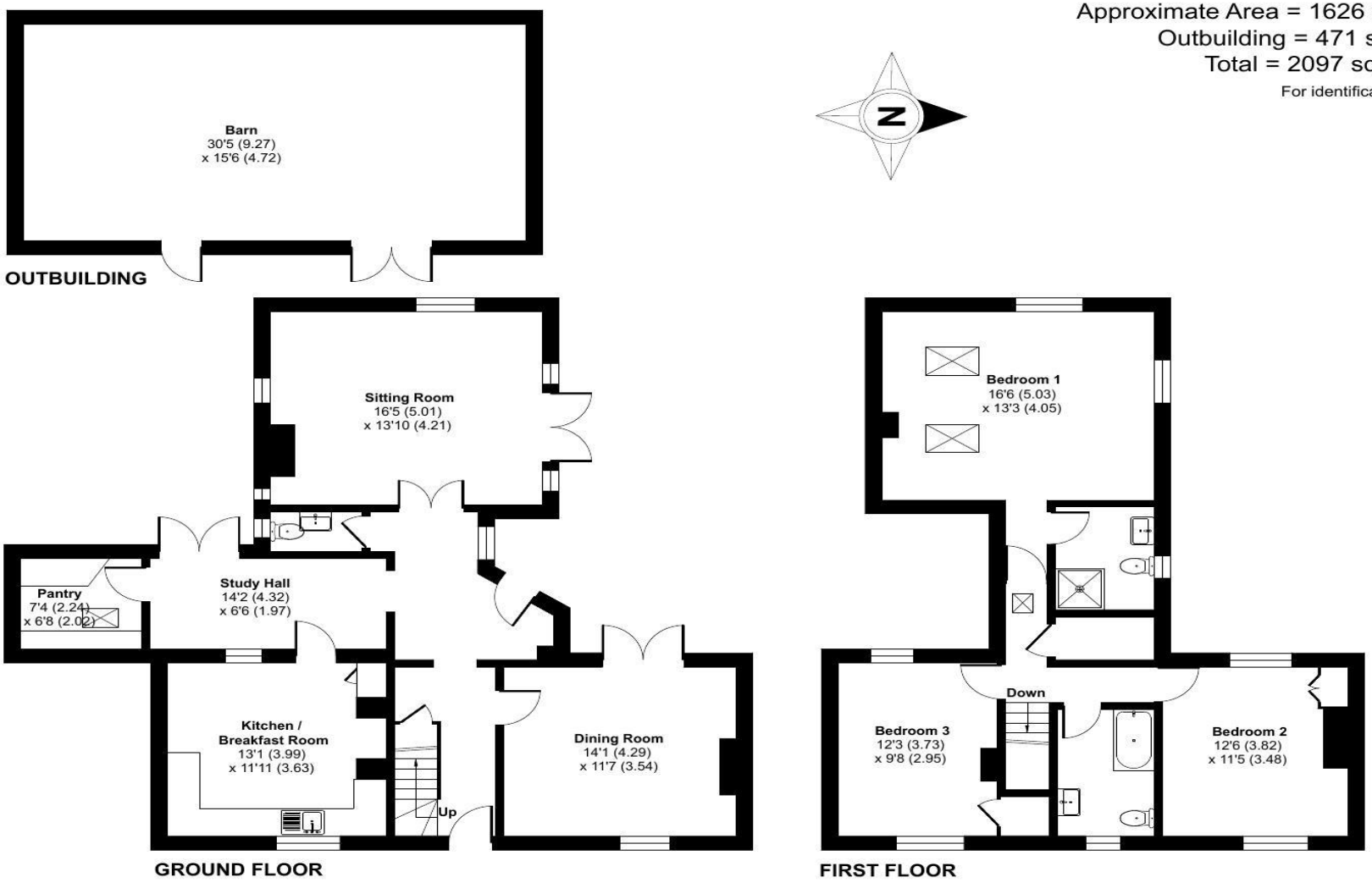
VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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The Street, Cavenham, Bury St. Edmunds, IP28

Approximate Area = 1626 sq ft / 151 sq m
Outbuilding = 471 sq ft / 43.7 sq m
Total = 2097 sq ft / 194.7 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). © nichecom 2026. Produced for David Burr Ltd. REF: 1508815









