



High Street

Rattlesden

Offers in Excess of £290,000

LACY SCOTT
& KNIGHT

est. 1869

Lyn Cottage

High Street | Rattlesden | Bury St. Edmunds | IP30 0RA

Bury St Edmunds 11.5 miles, Stowmarket 5 miles, Woolpit 2.5 miles

A cosy cottage in the centre of the delightful village of Rattlesden presented in excellent order throughout.

Porch | Dining Room | Sitting Room | Kitchen | 2 Bedrooms | Family Bathroom | Driveway | Gardens

Lyn Cottage

Lyn Cottage is an attractive, cosy, Victorian cottage with very well-presented accommodation in a lovely village centre position. Situated on the High Street, close to the 13th century church of St Peter and near to the Five Bells public house. All the facilities of this attractive village are within easy reach.

The cottage itself is believed to have been originally one home, divided into two, and now is a very comfortable village home. The property enjoys a large block-paved driveway which can accommodate up to three or possibly four vehicles off road. Stepping inside, there is a good-sized porch to the side with a door leading into the dining room. Stairs rise to the first floor. In the dining room is a good range of built-in storage, a stable-type door out to the rear, half glazed, and further internal cottage doors through to the kitchen and the front sitting room. The sitting room is a comfortable size and enjoys a window to the front, a fireplace recess with a multi-fuel stove inset, and heavy timber mantelpiece above. The kitchen is to the rear and has been extended so is a good size enjoying attractive solid timber fitted cabinets and ample worksurfaces, plenty of space for appliances, a washing machine, dryer, oven and fridge-freezer. The boiler is wall mounted serving the central heating.



There are windows to the side and rear overlooking the back gardens and a practical ceramic tiled floor.

Upstairs all rooms continue to enjoy the Victorian proportions of the house including high ceilings and decorative features. The main bedroom to the front is a good size with exposed timber floorboards and a window to the front. There is a deep wardrobe cupboard over the stairwell. The second bedroom is a single bedroom and has a window to the side. The landing continues to a door to the family bathroom to the rear, with a window to the rear, a step down, exposed floorboards, with a WC, pedestal basin, large shower enclosure.

The property is heated with oil-fired central heating and has uPVC double glazing throughout.

Outside

As mentioned there is a good-sized off-road parking area to the front and side with high fencing/gate dividing the front and rear gardens. There is outdoor lighting. The gardens are split-level, rising slightly uphill to the rear. There is a timber shed with storage, power, and workbench fitted, also a useful timber wood-store, oil tank, and steps up to a further patio/decked area for relaxing and entertaining. There are also lawn areas. The garden is fully enclosed with mostly fence and brick walls

and is therefore ideal for pets/children. The rear garden is a good size overall and there are steps up to a further lawn area at the top of the garden.

Location

As mentioned, Rattlesden sits in a lovely valley position between Bury St Edmunds and Stowmarket. It is unusually, for Suffolk, quite hilly! It has an attractive mix of properties and is a designated conservation area, protecting the character and appeal of the local buildings, trees, and open spaces. It has a lovely local community feel. Lyn Cottage sits in an enviable elevated village centre position, just a short walk to amenities including the two public houses, the attractive church, chapel, the C of E primary school, and village run community shop. Further facilities are within a short distance at the neighbouring village of Woolpit with easy access to the A14 and further afield.

Property Information

Services: Mains electricity, water and drainage. Oil-fired central heating.

Local Authority: Mid Suffolk Council. Council Tax Band C.

Tenure: Freehold.

Broadband: Ultrafast broadband available (source Ofcom)

Mobile Coverage: Good outdoor, variable in home (source Ofcom)

Directions

What3words///haven.refer.mammoth. On entering the village, branch right into High Street and drive past the church which will be on the left-hand side. Lyn Cottage will be approximately 150 yards further on, on the right-hand side opposite the Five Bells public house.



Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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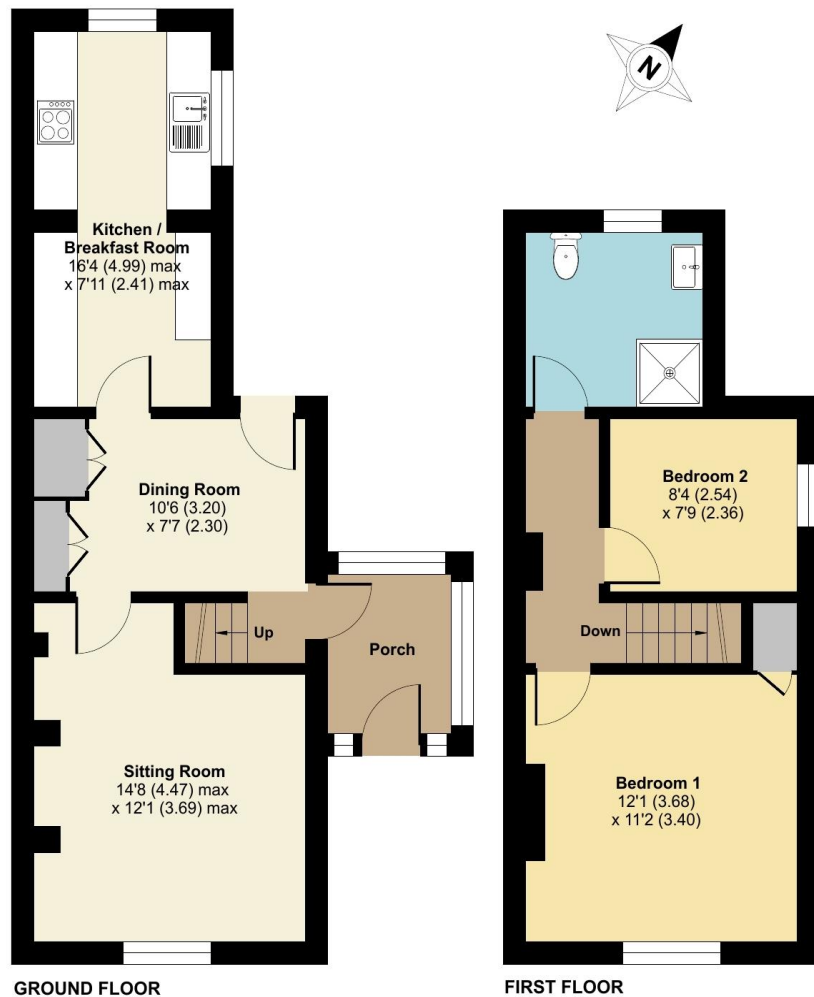
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High Street, Rattlesden, Bury St. Edmunds, IP30

Approximate Area = 795 sq ft / 73.8 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). © nichcom 2026. Produced for Lacy Scott & Knight. REF: 1399916



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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