



High Street

Rattlesden

Asking Price £300,000

LACY SCOTT
& KNIGHT

est. 1869

The Rockery

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

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

Detached 4 bedroom cottage, set in an elevated position, within this ever popular and picturesque village. With the property itself in need of updating but which offers a superb opportunity to reconfigure the layout and leave your own stamp on how it looks.

Entrance Hall | Sitting Room | Dining Room | Kitchen | Bathroom | 4 Bedrooms | Cloakroom | Driveway & Carport | Gardens To Both Front & Rear | Very Attractive Village | No Onward Chain

The Rockery

From the entrance hall there are doorways to the dining room and sitting room, both of which offer elevated views over the roof tops of houses in the valley, with the sitting room benefitting from its own brick fireplace and from which there is a doorway into the kitchen, which has a range of fitted cupboards, as well as sink unit, with glazed door and window which overlook the rear garden. Leading off from the kitchen there is a family bathroom comprising panel bath, pedestal wash handbasin and low flush wc, plus a window which overlooks the rear garden.

At first floor level there can be found four bedrooms, all of which are off the landing, with the two main bedrooms providing wonderful views to the front across Rattlesden, one of which benefits from its own built-in cupboard, there are two further bedrooms which overlook the rear garden, one of which has a fitted cupboard which houses the hot water tank.



Outside

To the front of the property there is a large lawned area, as well as a long driveway which provides ample parking and in turn leads to a carport from which there is a door which leads out to the rear garden. The front garden benefits from a range of mature shrubs and trees, whilst the garden to the rear is stepped and offers a good level of privacy, as well as attractive patio areas.

Overall taking into account the superb opportunity to modernise to ones own taste, together with the generous amount of parking and elevated position in which it is set, along with the highly regarded village in which it is located we would

advise all intending purchasers to view at the earliest opportunity to avoid disappointment

Location

The Rockery sits in an enviable elevated position within, 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.

Services

Oil fired central heating, electricity, water and drainage connected.

Local Authority

Mid Suffolk District Council - Council Tax Band D.

Tenure

Freehold.

Broadband Speed

Superfast Predicted of 80Mbps (source Ofcom).

Mobile Coverage

Between 67% and 75% (source Ofcom).

Directions

On entering the village, branch right into High Street and drive past the church and The Five Bells public house. Both of which are on the left-hand side. The Rockery will be approximately 100 yards further on, on the right-hand side.

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Disclaimer

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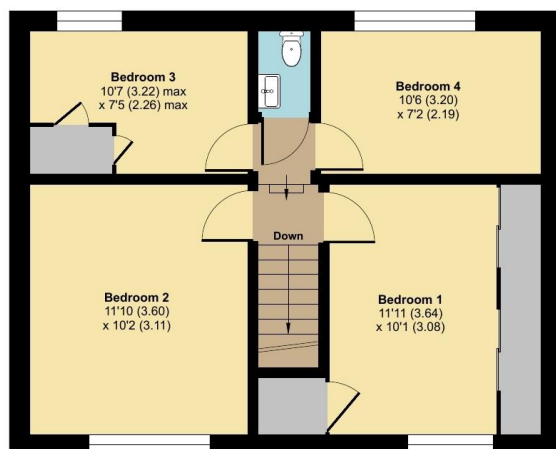
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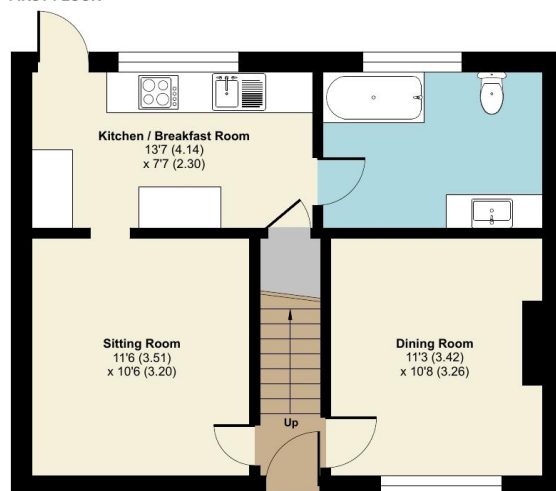
High Street, Rattlesden, Bury St. Edmunds, IP30

Approximate Area = 968 sq ft / 89.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lacy Scott & Knight. REF: 1419686



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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