



Norton Road, Elmswell

Bury St. Edmunds, Suffolk

£2,500 per month

LACY SCOTT  
& KNIGHT

est. 1869

# Clay Cottage, Norton Road

Elmswell | Bury St. Edmunds | IP30 9FS

Lacy Scott & Knight are pleased to market a 3 bedroomed detached house in the popular village of Elmswell with the added benefit of equestrian facilities.

## Clay Cottage

Clay Cottage is a charming three-bedroom detached house situated in the popular village of Elmswell. Set within approximately 8 acres of well-maintained, railed paddock land, the property is ideally suited to those with equestrian interests and further benefits from five stables.

Approached via a long private driveway with electric double gates, the property offers both privacy and security in a peaceful rural setting. The fully fenced garden provides a safe and enclosed outdoor space and includes a useful garden shed for additional storage.

Conveniently located, Clay Cottage offers excellent access to the A14, making it ideal for commuters whilst still enjoying the benefits of countryside living.

### Entrance Hall

### Sitting Room

16'11" x 16'8" (5.16m x 5.08m)

### Study

9'3" x 8'6" (2.82m x 2.6m)



### Utility Room

11'7" x 9'2" (3.53m x 2.8m)

### Kitchen

16'10" x 13'1" (5.13m x 4m)

### First Floor Landing

### Bedroom I with En-Suite

16'11" x 11'3" (5.16m x 3.43m)

### Bedroom 2

13'11" x 10'2" (4.24m x 3.1m)

### Family Bathroom

### Bedroom 3

11'7" x 11'5" (3.53m x 3.48m)

### 5 x Stables

11'9" x 11'6" (3.58m x 3.5m)

## Services

Mains Electricity, Water, Air Source Heat Pump and Klargestep Septic Tank System.

## Local Authority

Mid Suffolk District Council

Council Tax Band E

## Energy Performance Certificate

EPC: B

## Agents Note

Please note that this property is subject to an agricultural/equestrian occupancy condition (tie). As such, any prospective tenant should ideally be employed within a rural, agricultural, equestrian, or related land-based industry and be able to demonstrate compliance with the occupancy requirement.

## Deposit

The deposit is held with The Tenancy Deposit Scheme (Insured)  
£2884.00





#### 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.

#### Misrepresentation and Notices

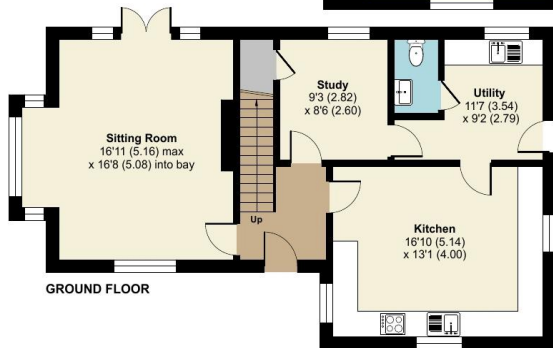
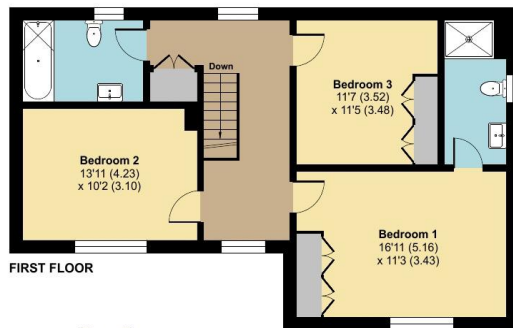
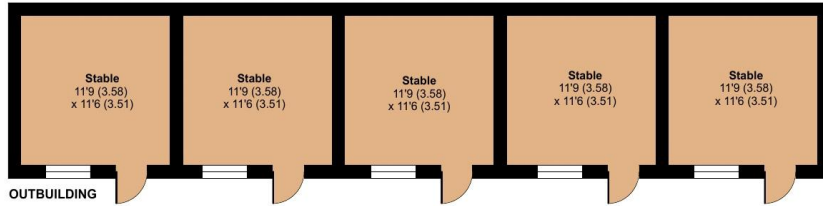
Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

# Norton Road, Bury St. Edmunds, IP30

Approximate Area = 1507 sq ft / 140 sq m  
 Outbuilding = 675 sq ft / 62.7 sq m  
 Total = 2182 sq ft / 202.7 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 Lacy Scott & Knight. REF: 1459989



Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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