



**Fir Tree Cottage,
Stour Street, Cavendish, Sudbury, Suffolk**

DAVID
BURR



FIR TREE COTTAGE, STOUR STREET, CAVENDISH, SUDBURY, SUFFOLK, CO10 8BL

Cavendish is one of Suffolk's prettiest villages nestling on the Essex border close to the River Stour, with picturesque village green, pubs and shops, primary school and parish church. A wider range of facilities can be found at nearby Clare (2 miles), whilst the market town of Sudbury, some 6 miles distant, provides a wide range of amenities including a commuter rail service to London Liverpool Street.

A unique and characterful village home comprising a 16th Century cottage with 18th Century converted barn (completed in 2012) with a number of original period features and contemporary conveniences well-suited to modern living. Accommodation is arranged over two levels and includes an open-plan kitchen/dining/living room, separate sitting room, a snug, a utility/boot room and ground floor cloakroom. Upstairs are four bedrooms and a spacious family bathroom. There is plenty of off-road parking together with a south west facing rear garden and a superb detached outbuilding suitable for a variety of uses. **NO ONWARD CHAIN.**

A characterful four-bedroom home situated on the edge of a picturesque and highly regarded village with amenities, outstanding views, south west facing garden and useful outbuilding.

KITCHEN/DINING/LIVING ROOM: A superb open-plan area ideal for families and for those who enjoy entertaining. This part of the property was once an unconverted barn, converted in 2012 by the current owners, into high-quality and characterful accommodation. A sense of warmth comes from exposed timbers which run throughout, elm boarding, a wood burning stove with tempered glass hearth, and solid oak floors with fitted barrier matting and a wall of floor-to-ceiling double-glazed windows allowing for plenty of natural light and with access onto the driveway. A Baker & Baker kitchen contains bespoke fitted solid wood cabinetry with oak worksurfaces and integrated appliances including a refrigerator, freezer, dishwasher and pantry cupboards. A central island with polished granite worksurface incorporates a ceramic sink with mixer tap above and drainer to side. Space for a free-standing Range cooker with a Rangemaster extractor fan over. Solid oak thumb latch door leading to:-

Inner Hall: With stunning original mullioned window, exposed timbers and doors leading to:-

SITTING ROOM: A dual aspect reception room with exposed studwork and an impressive inglenook fireplace with oak bressumer, brick hearth and inset wood burning stove. Secondary glazed window overlooking the front garden and onto countryside beyond.

SNUG: With a feature fireplace (currently capped but with existing flue), exposed timbers, door leading onto front garden and boiler cupboard off.

UTILITY/BOOT ROOM: With tiled flooring and a range of fitted cabinets and space and plumbing for a washing machine with space for tumble dryer. Oak worksurface incorporating a ceramic sink with mixer tap above. Stable door opening onto the gardens.

CLOAKROOM: Containing a WC and wash hand basin.

First Floor

LANDING: Arranged in two parts with exposed timbers and useful storage cupboard off and an outlook across the rear garden and onto countryside beyond. Of particular note is a galleried landing overlooking the wonderful kitchen/dining/living room with a vaulted ceiling and exposed timbers. Cleverly designed folding doors from both bedrooms 1 and 2 open to create a further open feel.

BEDROOM 1: Situated at the rear of the property and with elm boarding, vaulted ceiling and an outlook over the garden.

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BEDROOM 2: With exposed timbers and an outlook over countryside to the front.

BEDROOM 3: An ideal guest or children's bedroom with exposed timbers, fitted wardrobes and a view to the rear.

BEDROOM 4: With double and single fitted wardrobes and an outlook to the front.

BATHROOM: A spacious family bathroom with a contemporary free-standing double-ended bath with mixer tap and shower attachment over. WC, his-and-hers wash hand basin with vanity suite below and timber clad surround. Spacious corner shower with tiled surround and glass sliding doors and a chrome heated towel rail. Exposed timbers throughout.

Outside

To the front and side of the property is a private gravel driveway that provides **OFF-ROAD PARKING** for around three to four cars. An electrically operated sliding gate leads into a further private driveway finished with cobble stones which leads up to the back door and:-

OUTBUILDING

Constructed by the current owners with the potential to be utilised in a variety of different ways including as secondary accommodation (subject to any necessary consents) or for hobbies, a home gymnasium or storage. The building is currently arranged in the following way:-

WORKSHOP/STUDIO: Plaster boarded out and with the potential to insert both windows and further doors. Arranged in two parts with power and light connected and a fitted workbench in the rear section.

STUDIO: Accessible via an external staircase and with striking sky lantern allowing for plenty of natural light, numerous power sockets, laminate wood flooring and internet connection. Double doors opening into:-

OFFICE: A further versatile area with two skylights and further plug sockets.

The property's garden is south and west facing and immediately abuts open farmland with a superb view over rolling fields. The garden contains a children's climbing frame which can be removed by the current owners upon request. An area of lawn is bordered by well-stocked borders and contains a mature apple tree.

SERVICES: Main water. Private drainage (shared). Main electricity connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

AGENT'S NOTES

The property is Grade II listed.

EPC RATING: Exempt – Listed.

LOCAL AUTHORITY: West Suffolk Council. West Suffolk House, Western Way, Bury St Edmunds IP33 3YU. 01284 763233.

COUNCIL TAX BAND: C

TENURE: Freehold

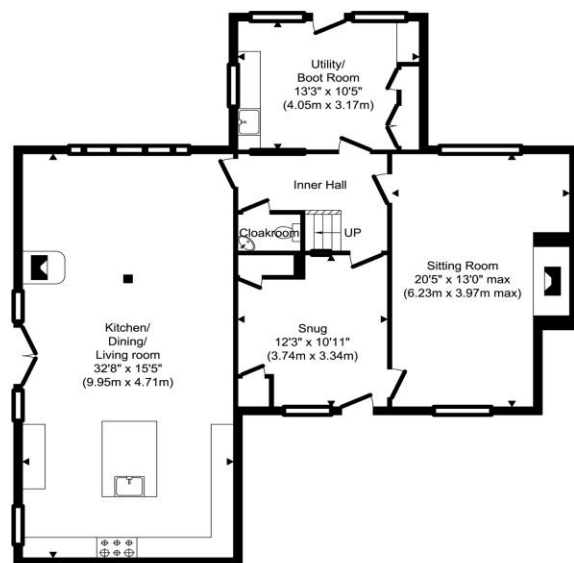
CONSTRUCTION TYPE: Timber framed

WHAT3WORDS: february.festivity.tearfully

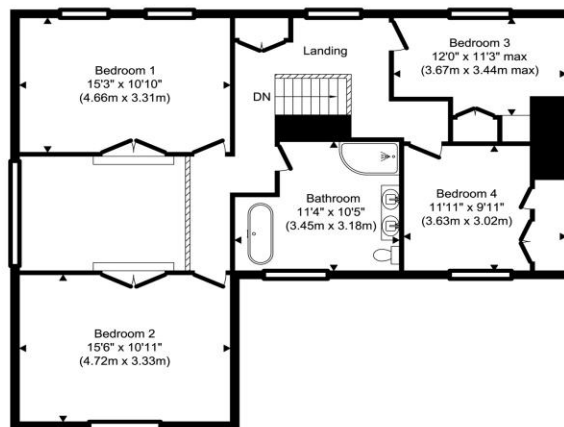
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

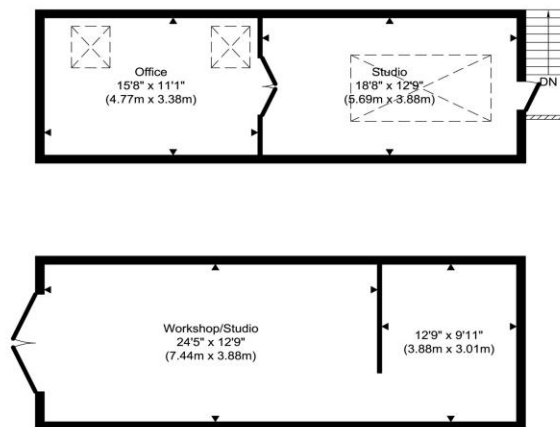
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Ground Floor
Approximate Floor Area
1130.96 sq. ft.
(105.07 sq. m)



First Floor
Approximate Floor Area
1008.04 sq. ft.
(93.65 sq. m)



Outbuilding
Approximate Floor Area
824.73 sq. ft.
(76.62 sq. m)

TOTAL APPROX. FLOOR AREA 2963.73 SQ.FT. (275.34 SQ.M.)
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