



**Campsie Cottage, Folly Road,  
Great Waldingfield, Suffolk**

**DAVID  
BURR**







# Campsie Cottage, 25 Folly Road, Great Waldingfield, Suffolk, CO10 0RR

Great Waldingfield is an attractive village with pub, post office/shop, garage, primary school and parish church. It lies about 3 miles north of the historic market town of Sudbury with its comprehensive range of amenities including a commuter rail link to London's Liverpool Street Station. The larger market towns of Bury St. Edmunds and Colchester are approximately 16 miles distant, the latter with a main line station to London's Liverpool Street.

This charming 'chocolate box' detached cottage occupies an established setting within a well-regarded Suffolk village. The versatile living space has considerable character including exposed beams, fireplaces, brick floors etc. Further benefits are a detached double garage, parking and generous gardens.

## A detached thatched cottage in a tucked away location with generous gardens.

Door to:-

**ENTRANCE HALL:** An inviting area with herringbone pattern brick floor and exposed beams. Built in storage cupboard and doors opening to:-

**SITTING/DINING ROOM:** At the heart of the house with a good degree of natural light and views over the garden. There are two particularly impressive inglenook fireplaces, one with a large log burning stove and the other with an impressive oak bressumer beam set within a mellowed red brick chimney breast (currently sealed). Exposed beams and attractive brick floor run throughout. Door to garden.

**LIVING ROOM:** With a brick floor, door to the garden, exposed beam, a Suffolk latch door and staircase off. Opening to:-

**KITCHEN/BREAKFAST ROOM:** Finished to a high standard with a range of matching wall and base level units with solid oak work surfaces incorporating a ceramic sink with mixer tap above. Integrated appliances include a freezer, space and plumbing for a washing machine and space for a freestanding refrigerator. Plenty of storage and room for a range cooker and with exposed timbers and brickwork. Stable door opening onto the garden and a fitted breakfast bar providing seating and further storage below.

**DRESSING ROOM:** Offering the potential for use as a study/snug etc but currently utilised as a dressing room. Exposed beams and door to:-

**BATHROOM:** Containing a freestanding roll top bath with claw and ball feet, mixer tap and shower attachment over. Separate shower cubicle with tiled surround and electric shower, WC and pedestal wash hand basin.

**BEDROOM:** Situated to one end of the house with a charming wood burning stove.

### First Floor

**LANDING/OCCASIONAL BEDROOM:** Currently used as a double room with exposed red brick, timbers and a dual-aspect outlook. Thumb latch door leading to:-

**BEDROOM:** A pretty room with exposed beams, brickwork and views over the garden. Door to:

**BEDROOM:** A charming room with exposed beams and brickwork.

### Outside

To the front of the property is a gravel drive which provides plenty of off-road parking. The driveway opens up into an attractive area of garden and also leads on to an:-

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## Outbuilding

**STUDIO/WORKSHOP:** With solid oak flooring providing a versatile area which could function as a self-contained annexe if required but which is currently arranged as a studio/workshop and with the additional benefit of a:-

**KITCHENETTE:** Containing a range of matching wall and base level units with oak work surfaces incorporating a stainless-steel sink with mixer tap above and drainer to side. Freestanding cooker, space for a refrigerator and space for a washing machine. Sliding door leading to:-

**SHOWER ROOM:** Containing shower, WC, pedestal wash hand basin and a chrome heated towel rail.

The gardens are a wonderful feature of the property with meandering brick paths bordered by a variety of colourful shrubs, plants, lavender and roses. There are a number of established trees, hedges, well placed terraces and a well.

## Agent's notes:

The property is listed Grade II.

As with many properties of this ilk a great number of the doorways and some of the rooms have relatively low ceiling heights.

That thatch is in need of improvement. For further information, please contact the office.

**SERVICES:** Mains water, drainage and electricity are connected. Oil fired heating to radiators. NOTE: None of the services has been tested by the agent.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**COUNCIL TAX BAND:** E

**EPC RATING:** Exempt

**TENURE:** Freehold

**CONSTRUCTION TYPE:** Timber framed

**WHAT3WORDS:** watchdogs.polite.dislodge

**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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FLOORPLAN TO BE APPENDED



