



**Christmas Cottage, 4 Finch Hill,
Bulmer, Suffolk**

**DAVID
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CHRISTMAS COTTAGE, 4 FINCH HILL, BULMER, SUFFOLK CO10 7EX

Bulmer is an attractive village of 2 distinct parts, Bulmer Tye with pub and primary school and Bulmer situated about a mile away, the oldest part of the village with parish church and a variety of vernacular architecture. The thriving market town of Sudbury lies less than 2 miles north east with its comprehensive range of amenities including a commuter rail link to London Liverpool Street. Halstead is about 6 miles south.

A Victorian two-bedroom house within 0.2 acres of grounds enjoying wonderful countryside views with garage/workshop, salon and gym with planning approval for conversion to secondary holiday accommodation.

A Victorian two-bedroom house offering wonderful countryside views

ENTRANCE HALL: A solid oak door brings you to this room with useful cupboard for shoes and space for coats, with glass panelled door leading to:-

SITTING ROOM: This is a light double-aspect room stretching from front to back with useful alcove cupboard and shelving, contemporary inset log burner with stone hearth and log storage below and staircase leading to first floor.

KITCHEN/DINING ROOM: The kitchen is fitted with a wide range of matching Shaker-style units with a stone-effect worktop above and matching return with large integrated composite sink with drainer unit and mixer tap, ceramic hob and eye-level oven with space for a dishwasher and large fridge freezer. Beyond here is a dining seating area with double windows overlooking the rear terrace and garden beyond.

GARDEN ROOM: An opening from the dining room brings you to this room that enjoys wonderful panoramic views over the rear garden and rolling countryside beyond with patio doors leading to a raised terrace, being a great space for entertaining with radiator and power for all-year use.

UTILITY ROOM: Accessed via a stable door from the kitchen, this is a particularly useful room fitted with matching units to the kitchen and stone-effect worktop above incorporating a large stainless sink with mixer tap and drainer unit, with space for a washing machine, tumbler dryer and freezer as well as housing the pressurised hot water cylinder and controls for the

recently fitted Air Source Heat Pump. Solid wooden door leading to rear garden and further door leading to:-

CLOAKROOM: WC and wash hand basin with vanity unit and mixer tap.

First Floor

LANDING: Window to the rear and doors leading to:-

MASTER BEDROOM: A triple-aspect room with the most wonderful field views with a space for a large double bed and other bedroom furniture, as well as a quadruple built-in wardrobe offering ample storage.

BEDROOM 2: A generous second bedroom with double built-in wardrobe.

BATHROOM: A three-piece suite consisting of a panelled bath with shower screen and overhead shower, WC and wash hand basin with mixer tap and extensive vanity storage with a stone-effect worktop above.

Outside

A shingle drive and metal gates bringing you to an large area of **OFF-ROAD PARKING** and in turn providing access to the **GARAGE/WORKSHOP** which offers space for a vehicle as well as useful eaves storage and workbench space to the rear. Power is connected to this

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building with large window overlooking the rear field. A shingle footpath from the drive and steps lead you to the front door, passing well-stocked borders full of seasonal colour, shrubs, trees and an array of plants from different parts of the world. Accessed off the garden room is a raised terrace seating area, being a fantastic space for entertaining with a further raised decked seating area to the rear, again offering amazing field views. Beyond this is a vegetable garden with neighbouring greenhouse.

SALON: Accessed off the main drive is the salon which is split into two rooms, both with French glass-panelled doors and neighbouring cloakroom. Adjoining this is a:-

HOME GYM: With glass window overlooking open countryside. Planning has been recently passed to convert both the salon rooms and the gym into secondary holiday accommodation as a potential income stream. Planning reference can be found at 24/01816/FUL on Braintree District Council.

SERVICES: Main water and private drainage (Klargester tank). Main electricity connected. Air Source Heat Pump heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band E – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree, Essex. CM7 9HB (01376 552525).

COUNCIL TAX BAND: C

TENURE: Freehold

CONSTRUCTION TYPE: Brick

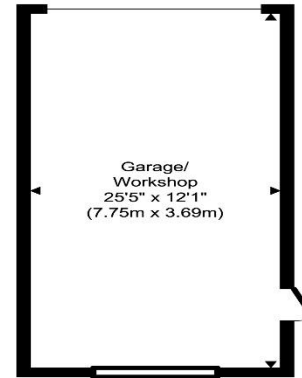
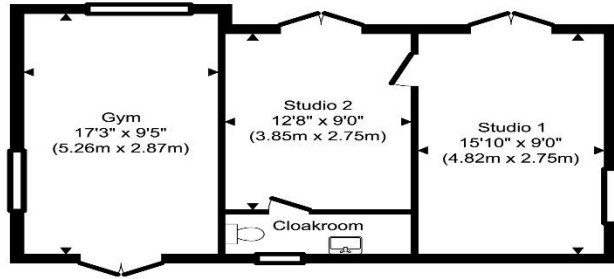
WHAT3WORDS: mason.abundance.exile

RIGHTS OF WAY: Neighbouring properties enjoys a fenced right of way next to the driveway and this property also enjoys a right of way across the neighbouring cottages.

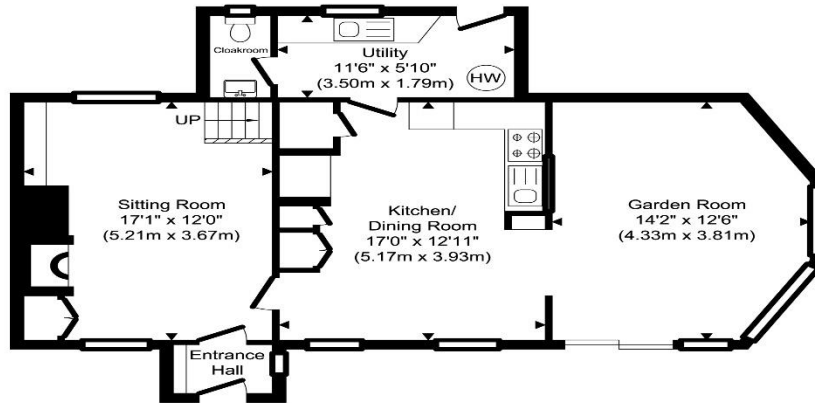
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

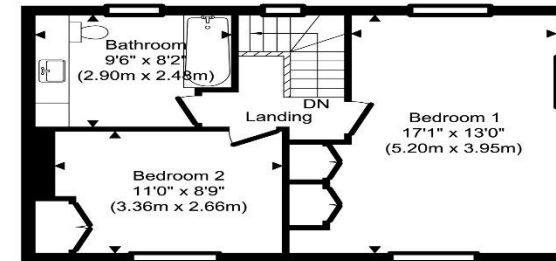
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Outbuilding
 Approximate Floor Area
 765.95 sq. ft.
 (71.16 sq. m)



Ground Floor
 Approximate Floor Area
 741.52 sq. ft.
 (68.89 sq. m)



First Floor
 Approximate Floor Area
 431.74 sq. ft.
 (40.11 sq. m)

TOTAL APPROX. FLOOR AREA 1939.22 SQ.FT. (180.16 SQ.M.)
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