



**2 Chestnut Place , Gages Road,  
Belchamp St. Paul, Suffolk**

**DAVID  
BURR**



# 2 CHESTNUT PLACE , GAGES ROAD, BELCHAMP ST. PAUL, CO10 7BT,

The village of Belchamp St. Paul offers local facilities including primary school and public house. Surrounded in the whole by open countryside although the market towns of Sudbury (7 miles) and Clare (3.5 miles) can be easily reached by car with their many facilities and amenities including a railway link to London's Liverpool Street from the former.

This charming three-bedroom cottage sits within 0.75 acres of the most wonderful landscaped grounds with established orchard, one bedroom annex, two story barn and detached garden room abutting far reaching field views.

## Charming three-bedroom semi-detached cottage with wonderful landscaped grounds

**THE PROPERTY:** Set back from the village green on Gages Road is this wonderful thatched cottage with unique pretty outlooks from every window over the property's beautifully landscaped grounds. The ground floor is a perfect blend of both new and old with a wonderful main reception room being particularly heavily timbered with inglenook fireplace and inset log burner, exposed wattle and daub and herringbone brick flooring. The modern part comes from the kitchen/dining room extension with a contemporary, well served, fitted kitchen leading through to a vaulted dining room enjoying panoramic views over the rear grounds with French doors leading to a raised terrace and sheltered pergola. A bank of cupboards off the entrance hall provides fantastic storage with a more recently refitted bathroom beyond. To the first floor are three spacious bedrooms, tastefully decorated with exposed timbers and original floorboards, each offering views over different parts of the property's grounds, serviced by a first-floor cloakroom.

**THE STUDIO:** situated to the front of the plot, accessed off the shingle drive, is a spacious studio consisting of a bedroom with leaded bay window to the front, ample wardrobe space as well as a shower room and cloakroom with a pull-down ladder leading to two further loft rooms that are currently set up as a twin bedroom and home gym.

**THE BARN AND GREENHOUSE:** Situated towards the back of the property's one-acre grounds, you will find this two-storey barn with power and water connected. The downstairs is set up as a pottery studio with two rooms

above for showcasing works and storage. This building has previously been utilised as an art studio and could have a range of different uses with a charming outlook over rolling countryside and neighbouring vegetable garden. The vegetable garden has been laid out into eight raised beds offering symmetry which is very pleasing on the eye, leading onto a 11-foot high greenhouse with power and water split into two for plants that need a more tropical environment.

**GARDEN ROOM:** Set back behind the barn is this secluded garden room with sliding doors leading to two private terraces. This is a great space to enjoy the garden from and for entertaining. With power, heating and air-conditioning, this really does allow for this building to be used all year round.

### Outside

The wonderful grounds that accompany 2 Chestnut Place are one of the property's most attractive features, developed by the owners over 14 years to provide a series of garden rooms offering year-round interest and capitalising on views over the most wonderful countryside where it is not uncommon to see deer, birds of prey and other wildlife.

To the front of the property a shingle driveway provides ample off-road parking with turning space, with footpath and steps leading you to the front door. A hedgerow front boundary gives the property immediate privacy with two chestnut trees to either side of the driveway framing the property as you approach, with granite sett footpath leading through to the side garden which

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is sub-divided with Yew hedging. Three distinct areas are laid out with wild flowers, a white garden and a hot border providing late summer colour.

Accessed off the kitchen/dining room is a raised solid oak decked seating area with sheltered **pergola**, offering wonderful elevated views across the garden and countryside beyond.

Working your way around the back of the cottage are further terraced seating areas with raised borders offering seasonal colour and box hedging, bringing you to a large wood store and neighbouring workshop with power connected, offering fantastic storage. As you look out from the kitchen dining room, a wide expanse of lawn leads to the back of the property's grounds with established hedgerows framing views over the adjacent fields and private woodland area off to the right. A soft red brick footpath leads through an opening in the hedge-line to the left bringing you to a mature orchard and in turn providing access onto the vegetable garden, barn and greenhouse.

Beyond the barn is a sheltered and secluded outside space overlooked by the garden room which has a particularly exotic feel planted with palms, bananas and unusual sub-tropical shrubs and perennials.

**SERVICES:** Main water and drainage connected. Electricity connected. Oil fired heating to radiators. **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:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**COUNCIL TAX BAND:** B

**TENURE:** Freehold

**CONSTRUCTION TYPE:** Timber

**WHAT3WORDS:** castle.bogus.meanwhile

**AGENTS NOTE:** This property is grade two listed. A public footpath runs outside of the south-west boundary of the grounds beyond which is a further area of woodland also belonging to the property.

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**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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