



2 Hall Cottages
Bradfield Combust, Suffolk

**DAVID
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2 Hall Cottages, The Street, Bradfield Combust, Bury St Edmunds, IP30 0LP

The village of Bradfield Combust is located south of Bury St Edmunds and is home to All Saints Church, the Manger public house and Bradfield Park Campsite for benefit of Scouting, Guiding, educational and youth organisations. The village is approximately 6 miles to the historic town centre of Bury St Edmunds with its excellent range of schooling, shopping, recreational and cultural facilities. The market town of Sudbury is approximately 11 miles further south.

A delightful period cottage in an idyllic rural location benefitting from far reaching countryside views as well as the accessibility of being just a stone's throw from Bury St Edmunds town centre. Notable benefits include two reception rooms, ample off-road parking and an impressive drawing room with views over-looking the rear gardens and fields beyond.

A sympathetically extended period cottage boasting a wealth of characterful features, views of the Suffolk countryside and good accessibility to Bury St Edmunds. 2 Hall Cottages enjoys unlisted status and tastefully blends history with modern creature comforts.

Entrance into;

PORCH: With stained glass window to front aspect and door to sitting room.

SITTING ROOM: 14'9 x 14'1 (4.50m x 4.30m). A bright and airy room with feature brick fireplace inset with wood burning stove and exposed oak bressumer over. The room is further complemented by exposed timbers and a window to front aspect providing ample natural light. Open plan to;

DINING ROOM: 14'5 x 10'6 (4.40m x 3.20m) Flowing openly from the sitting room and again with exposed timbers. This room benefits from ample seating space for formal dining as well as stairs leading to first floor with a storage cupboard under. Door to;

DRAWING ROOM: 16'9 x 11'10 (5.10m x 3.60m). This dual aspect room forms the ground floor of the extension carried out by the previous owners and benefits from views of the countryside to the rear, as well as access to the rear terrace.

KITCHEN: 13'9 x 11'6 (4.20m x 3.50m). Fitted with a range of matching wall and base units under work preparation surfaces with inset sink. Integrated dishwasher, space for cooker and freestanding fridge/freezer. Window to side aspect. Door to;

UTILITY: 11'2 x 5'5 (3.40m x 1.65m). Located to the rear of the property, the utility offers further space for storage and white goods as well as an additional sink inset with drainer and mixer tap.

BATHROOM: 6'7 x 5'7 (2.00m x 1.70m). White suite comprising slipper bath, hand wash basin and W.C.

STORE: 10'6 x 4'3 (3.20m x 1.30m). Accessed externally from the rear gardens providing versatile storage spaces.

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First floor

LANDING: Doors to bedrooms and bathroom.

MASTER BEDROOM: 17'1 x 11'10 (5.20m x 3.60m). Located above the drawing room this notable addition to the property provides an impressive dual aspect bedroom with windows overlooking the front and rear gardens. Integrated wardrobes.

BEDROOM 2: 11'10 x 10'10 (3.60m x 3.30m). Another double bedroom with window to front aspect. Exposed feature fireplace. Built-in wardrobe.

BEDROOM 3: 11'2 x 9'2 (3.40m x 2.80m). A versatile room with window to rear aspect.

FAMILY SHOWER ROOM: Tiled suite comprising shower with sliding glass door, hand wash basin with storage under and W.C. Chrome heated towel rail.

Outside

The property is accessed via Bury Road which in turn leads to the gravel driveway to the front of the property, providing ample off-road parking and a gate providing personnel access to the rear gardens. The rear gardens are beautifully landscaped and predominantly lawned in nature as well as benefitting from three useful outbuildings including two sheds and a brick store. The boundaries are clearly defined by fencing including low-level post and rail fencing to the rear-most boundary so as to ensure the enjoyment of the views beyond.

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

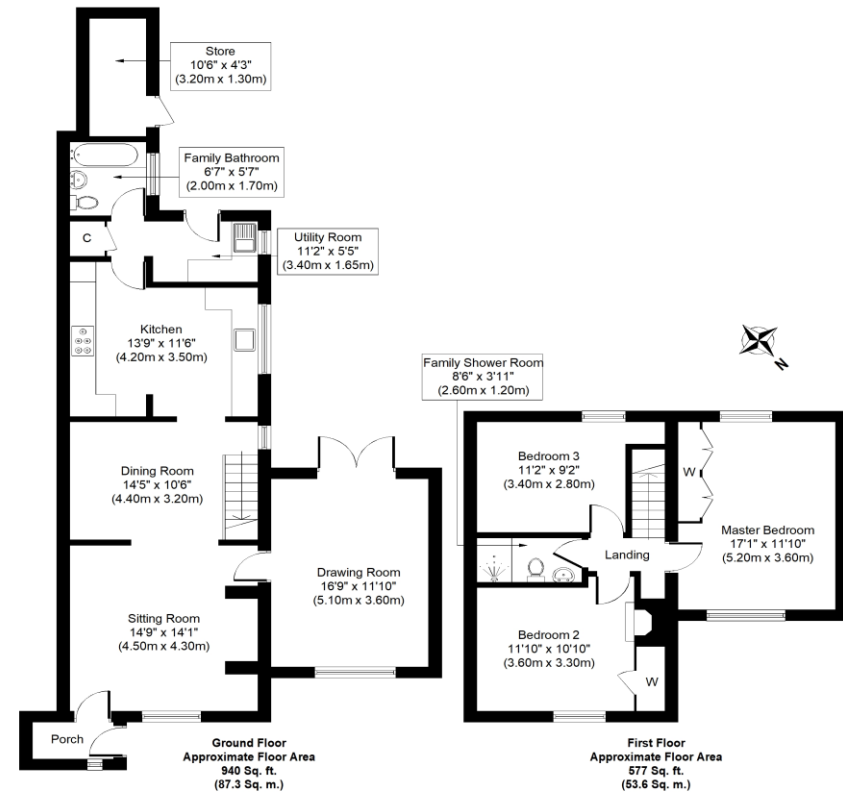
LOCAL AUTHORITY: West Suffolk Council. Band D £1,937.91.

EPC Rating: D

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds 01284 725525.

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