



**Gable Cottage, 4 Angel Lane,
Glensford, Suffolk**

**DAVID
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GABLE COTTAGE, 4 ANGEL LANE, GLEMSFORD, SUFFOLK, CO10 7RX

Glemsford is a popular village situated to the West of Long Melford. The village offers many amenities including a school, doctors surgery, public transport facilities and has a selection of shops and public houses. Surrounded by open countryside and farmland, the village is conveniently situated for Long Melford, Sudbury with its commuter rail link to London Liverpool Street (about 7 miles) and Bury St Edmunds to the north (about 12 miles).

A completely charming detached unlisted period cottage tucked away from the road with a wealth of original characterful features. Two well-proportioned reception rooms are complemented by a particularly bright kitchen and a utility/cloakroom. On the first floor, three/four bedrooms are served by a spacious bathroom. Exceptional front and rear gardens surround the property and there is the further benefit of private off-road parking and a workshop/outbuilding.

A delightful detached unlisted character cottage with exceptional front and rear gardens.

ENTRANCE PORCH: With aged green oak timbers beneath a pantile roof and a solid wood front door leading to:-

SITTING ROOM: 18'0" x 13'8" (5.49m x 4.17m) A welcoming room with an abundance of original character features including exposed timbers to the ceiling and walls, exposed floorboards and a wonderful mellow red brick chimney breast with inset wood burning stove, oak bressummer beam over and a brick hearth. Original thumb latch door leading to useful understairs storage cupboard, staircase rising to first floor and twin casement windows with pretty views over the property's front garden. Door leading to:-

DINING ROOM: 18'3" x 11'0" (5.55m x 3.35m) Well-proportioned with exposed floorboards and timbers to the walls and ceilings and a further brick fireplace with an inset wood burning stove situated on a brick hearth. Space for both a dining table and chairs and also a study/seating area and open studwork leading to:-

KITCHEN: 12'0" x 7'8" (3.65m x 2.34m) Finished with a range of base level units with solid wooden worksurfaces incorporating a ceramic one-and-a-half sink with a mixer tap above and drainer to side. Space for a Rangemaster cooker with tiled splashback and space for free-standing fridge/freezer. Window overlooking the rear garden and door opening onto terracing. Thumb latch door leading to:-

UTILITY/CLOAKROOM: 7'7" x 4'8" (2.31m x 1.43m) With wooden worksurfaces incorporating a butler sink with a mixer tap above and space and plumbing below for a dishwasher. Further space and plumbing for a washing machine together with a WC.

First Floor

LANDING: With exposed timbers and doors leading to:-

BEDROOM 1: 12'5" x 9'9" (3.78m x 2.96m) A beautifully light double bedroom with exposed studwork and windows overlooking the property's front garden.

BEDROOM 3: 8'1" x 8'0" (2.47m x 2.43m) With plenty of character from wonderful original exposed floorboards and studwork to the walls.

STUDY/LANDING BEDROOM: 12'0" x 8'8" (3.65m x 2.65m) A useful space with a number of potential uses currently utilised as a study but with the clear potential to be used as a further occasional bedroom if required. Suffolk thumb latch doors leading to:-

BEDROOM 2: 12'1" x 8'7" (3.68m x 2.62m) A charming double bedroom with exposed timbers and a window to side.

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BATHROOM: Refurbished with an exceptionally large shower cubicle with glass screen door, waterfall style showerhead and additional attachment below. Contemporary bath with mixer tap and shower attachment over, WC and pedestal wash hand basin. Useful fitted storage cupboards, full-height heated towel rail and access to loft storage space.

Outside

The property benefits from both front and rear gardens. The front garden is predominantly finished with pebbles and contains a variety of extremely well-stocked flowerbeds with a staggering variety of colourful flowers and maturing trees. A paved pathway leads down the side of the property and into a rear garden with a further attractive area of seating surrounded by mature hedging and plants. The area leads onto a:-

WORKSHOP: 14'1" x 8'1" (4.28m x 2.46m) A useful space with power and light connected, ideal for use as a studio or hobbies room. A useful **LOG STORE** stands adjacent.

A private driveway provides **OFF-ROAD PARKING** and a further useful **TIMBER SHED** provides additional storage or further parking if demolished (subject to any necessary consents).

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

AGENTS NOTES

The property is thought to date back to the 16th Century although is unlisted.

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:** C

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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