



Appleby Cottage
Hartest, Bury St Edmunds, Suffolk

**DAVID
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Appleby Cottage, The Green, Hartest, Bury St Edmunds, Suffolk, IP29 4DH

Hartest is one of West Suffolk's most favoured villages. The Green, a conservation area, is characterised by its variety of period buildings and amenities include a primary school, a butcher, pub and village church. The market town of Sudbury with its commuter link to London Liverpool Street is about 10 miles south and the Cathedral town of Bury St Edmunds with its comprehensive amenities, about 9 miles north.

This exceptional period house occupies a lovely position overlooking the village green, the property offers extensive accommodation of considerable character (exposed beams, mullion windows, fireplace etc.) with a particularly impressive and bright kitchen/breakfast/living room opening on to the garden via bi-folding doors. Further benefits includes a studio/guest apartment, garage/workshop, cellar and off road parking.

An outstanding village house with extensive versatile accommodation in an iconic village green setting.

DRAWING ROOM: (4.78m x 3.71m) **15'8" x 12'2"** A splendid room with a high ceiling, exposed beams, part pavement tiled floor, wonderful views over the village green and an impressive floor to ceiling inglenook fireplace with heavy oak bressumer and inset log burning stove on a brick hearth. An archway opens to a charming **reading area 7' x 6'2"** which has moulded timbers and fitted oak book shelving. A large opening complete with central mullion window provides access to:

DINING ROOM: (5.56m x 3.53m) **18'3" x 11'7"** A charming room with a high beamed ceiling, views over the village green and a feeling of space created by the open plan link with the drawing room. A further opening links to the kitchen/breakfast/living room.

STUDY: (3.99m x 2.44m) **13'1" x 8'** Situated towards the rear of the house with views over the garden, this room offers the potential to be a snug, playroom, occasional bedroom etc.

BEDROOM: (4.29m x 3.12m) **14'1" x 10'3"** With wood panelled walls and a door opening to the garden. There is a useful built in wardrobe and a staircase rising to:

En-suite/dressing room: (5.13m x 3.2m) **16'10" x 10'6"** Overlooking the rear garden and cleverly designed to incorporate a dressing area and separate bathroom space that includes a bath with separate shower over and side

screen, heated towel rail, bidet, WC and a large enamel wash hand basin set on a tiled top with storage below. Useful laundry cupboard.

KITCHEN/BREAKFAST/LIVING ROOM: (5.66m x 4.57m) **18'7" x 15'** An exceptional space at the heart of the house with a wall of bi-folding doors that create a 9ft wide opening onto the garden beyond. A tiled floor runs throughout and in part there is a 10ft high ceiling with 4 large Velux windows and a glass panel displaying the original wattle and daub. The kitchen area has been finished by 'Knights Country Kitchens' and includes an extensive range of solid wood units and pull out carousel cupboards, large **pantry cupboard**, thick wood worktops and inset butler sink with mixer tap over and water softener under. There is an integrated dishwasher, space for a large Rangemaster and American style fridge-freezer.

BOOT ROOM: (1.78m x 1.17m) **5'10" x 3'10"** Fitted shelving, stable door to garden and an opening to:

UTILITY ROOM: (2.39m x 1.93m) **7'10" (max) x 6'4"** A useful space with fitted shelving, worktops, sink, plumbing for washing machine and space for tumble dryer. The central heating boiler is housed here.

CLOAKROOM: Fitted WC and wash hand basin.

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CELLAR: (4.88m x 2.9m) **16' x 9'6"** (*Accessed externally*) A useful area with light and power connected.

First Floor

LANDING: Walk in wardrobe **6'6" x 4'2"** with fitted hanging rails and shelving. Access to loft storage space and doors to:

BEDROOM: (3.66m x 3.66m) **12' x 12'** Enjoying a lovely view over the village green. Exposed beams and door to:

En-suite: Fully tiled shower cubicle, heated towel rail, WC and wash hand basin with storage below.

BEDROOM: (3.66m x 3.56m) **12' x 11'8"** Enjoying views over the village green. Exposed beams and door to:

En-suite: (*Also accessed from the landing*) Bath with folding shower screen and shower attachment over, WC, bidet and 'his & hers' wash hand basins set on a tiled top with storage below.

Outside

A drive provides **OFF ROAD PARKING** and in turn leads to:

GARAGE/WORKSHOP: **23'7 x 12'7** An excellent space with natural light, electric up and over doors and door to the garden. Light and power connected.

STUDIO/GUEST APARTMENT

SITTING ROOM: (4.27m x 3.86m) **14' x 12'8"** A versatile space currently utilised as a large office with doors to:

BEDROOM 4: (3.25m x 2.64m) **10'8" x 8'8"** Overlooking the garden and door to:

SHOWER ROOM: Large shower cubicle with electric shower, WC and wash hand basin.

The garden is an oasis in the heart of the accommodation and incorporates a large central, almost Mediterranean like garden including terracing, established Silver Birch trees, climbing Roses and whilst full of colour and interest, is nonetheless designed with low maintenance in mind.

AGENTS NOTE

The property is Grade II Listed.

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

EPC RATING: Exempt.

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

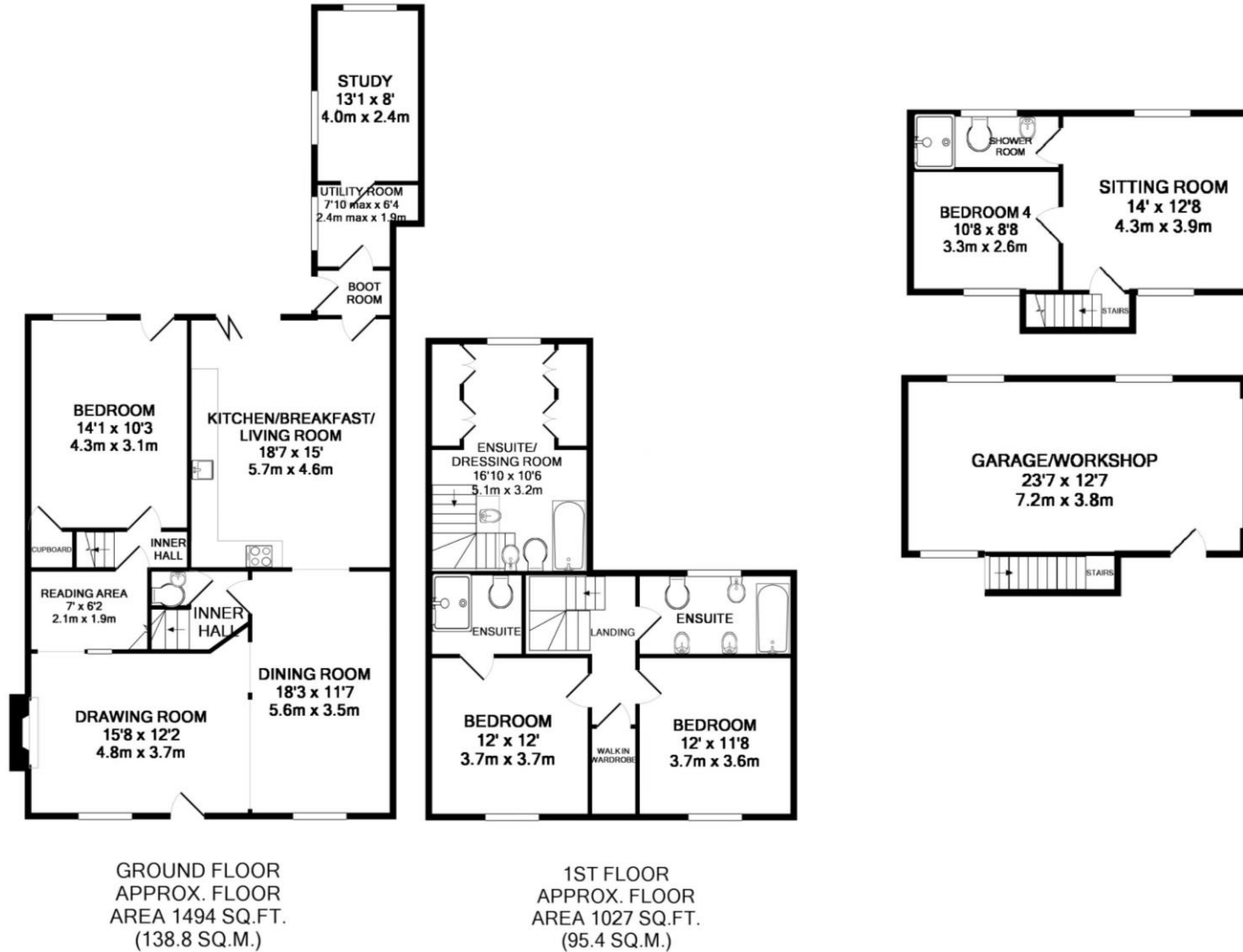
COUNCIL TAX BAND: E

TENURE: Freehold.

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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APPLEBY COTTAGE, HARTEST
TOTAL APPROX. FLOOR AREA 2521 SQ.FT. (234.2 SQ.M.)
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