



DAVID
BURR

**Autumn House, Duffs Hill,
Glemsford, Suffolk**



Autumn House, Duffs Hill, Glemsford, Suffolk CO10 7PP

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).

This well-presented house occupies a lovely position on the outskirts of a well-served Suffolk village. The property offers considerable character throughout and takes full advantage of exceptional far reaching countryside views. Further benefits include a heated swimming pool, large double garage/workshop and generous gardens. In all about 0.5 acres.

A superb brick and flint barn conversion with outstanding countryside views, heated swimming pool and characterful accommodation.

ENTRANCE HALL: Fitted barrier matting, wood floor, useful storage cupboard and a brick archway opening to:

INNER HALL: A spacious area with an exceptional stone staircase rising to the first floor. Exposed brick and flint and a door opening to the garden.

DRAWING ROOM: Enjoying stunning far reaching views and finished with exposed beams, floor to ceiling chimney, oak bressumer, attractive brickwork and inset multi-fuel stove.

SITTING ROOM: A versatile room that could be utilised as a dining room, office etc with exposed beams and extensive book shelving.

AGAKITCHEN/BREAKFAST ROOM: An exceptional room with far reaching countryside views and in one part a 12ft high ceiling complimented by a flagstone floor and exposed brickwork. There are an extensive range of matching units that include deep pan drawers, plate racking, wine racking and finished with oak wood worktops. There are a further range of granite topped units and space for an American style fridge-freezer. Plumbing for dishwasher.

UTILITY: Enjoying lovely views over the garden and countryside beyond. Fitted with a range of matching modern units and worktops incorporating a stainless steel sink unit with mixer tap over. Plumbing for washing machine, space for tumble dryer, etc

INNER HALL: With a high ceiling, exposed brickwork, solid wood floor, door to garden and doors to:

GUEST SUITE: A well proportioned bedroom with far reaching countryside views, plenty of space for a double bed and opening into:- Enjoying wonderful far reaching views and opening to:

EN-SUITE: Containing a large bath complete with distinct shower area, shower unit and a further handheld shower head below. Heated towel rail, WC and wash hand basin with storage below. Archway leading to:-

BEDROOM : Currently utilised as a study whilst offering the potential to become a playroom/snug etc.

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CLOAKROOM: Fully tiled with a heated towel rail, WC and wash hand basin with sensor tap and hand dryer over.

First Floor

LANDING: A spacious area that could be utilised as a study space if required. Useful linen cupboard and opening to:

PRINCIPAL SUITE: Enjoying lovely views over the garden with countryside beyond. Attractive flooring, extensive built-in wardrobes and door to:

EN-SUITE: Large double shower cubicle, heated towel rail, WC and wash hand basin with storage below. Fitted mirror with lighting above.

BEDROOM FOUR: Built in wardrobe with fitted hanging rail.

FAMILY BATHROOM: A spacious room with far reaching views taking in the garden and countryside beyond. Finished with a large bath, period style fittings and shower attachment. Separate shower cubicle, WC and wash hand basin.

Outside

A large sweeping gravel drive provides ample parking for several vehicles and in turn leads to:

OUTBUILDING: With weather boarded elevations under a tiled roof incorporating a DOUBLE GARAGE with WORKSHOP SPACE.

The flint walled areas of garden include wide expanses of lawn, well-placed terraces and the principle garden in particular has been designed with entertaining in mind and incorporates sunny terraces complimented by established open expanses of lawn, silver birch trees and colourful

beds. A HEATED SWIMMING POOL was relined and improved in 2018 with a sauna adjacent and an African breeze house finished with a cedar wood tiled roof and ideally placed to take full advantage of the far reaching countryside view.

Agent's Notes

The property is Grade II listed

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

EPC: Exempt

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

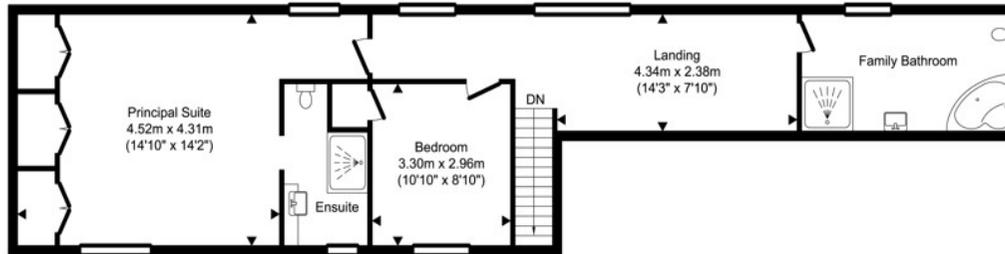
TENURE: Freehold **CONSTRUCTION TYPE:** Brick and Flint

WHAT3WORDS: trial.yacht.repelled

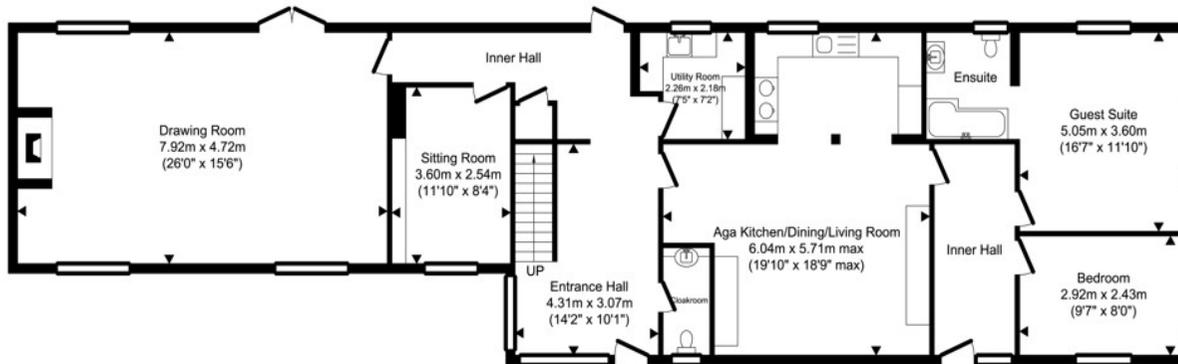
VIEWING: Strictly by prior appointment only through DAVID BURR.

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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First Floor
Approximate Floor Area
836.03 sq. ft.
(77.67 sq. m)



Ground Floor
Approximate Floor Area
1563.67 sq. ft.
(145.27 sq. m)

TOTAL APPROX. FLOOR AREA 222.94 SQ.M. (2399.70 SQ.FT.)
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