



**Spinney Cottage,  
Blind Lane, Hartest, Suffolk**

DAVID  
BURR







# SPINNEY COTTAGE, BLIND LANE, HARTEST, SUFFOLK, IP29 4DN

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, 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.

A charming semi-detached brick cottage situated on the edge of one of the area's most picturesque villages with a beautiful green, highly-regarded public house and stunning footpaths through rolling countryside. The property contains characterful accommodation over two levels which includes a sitting room, an open-plan kitchen/dining/living room, utility and ground floor shower room. On the second floor are four bedrooms and a further bathroom. There is the additional benefit of a recently created annexe, garage space and beautiful gardens which are arranged to either side of a pretty brook with sunny terraces and private, peaceful areas of seating with views over your own gardens. Offered with NO ONWARD CHAIN.

## A 4 bedroom cottage with self-contained annexe and stunning gardens measuring approx. 0.25 acres (sts).

Door leading to:

**SITTING ROOM:** (5.99m x 3.66m) **19'8" x 12'** Enjoying lovely views over the rear garden with an elegant feel created by a wall of exposed red brick, pretty arch and inset fireplace complete with an oak bressumer and multi-fuel stove below. Useful storage cupboard and staircase off.

**KITCHEN/DINING/LIVING ROOM:** (5.79m x 4.52m) **19' x 14'10" (max)** Enjoying wonderful views over the rear garden through a wall of glass created by bi-folding doors. The kitchen area is finished with an extensive range of handmade solid wood units with thick worktops including a twin bowl single drainer sink unit, mixer tap over and water softener. Set within a fireplace complete with oak bressumer is a large Range cooker with bread oven below. Integrated appliances include fridge-freezer, dishwasher and water softener. Useful pantry cupboard and storage cupboard with door to:

**UTILITY ROOM:** (2.57m x 2.39m) **8'5" x 7'10"** Exposed red brick wall, Herringbone patterned brick floor, plumbing for washing machine, and space for tumble dryer.

**SHOWER ROOM:** Fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

### First Floor

**LANDING:** A spacious area with an exposed red brick wall, large linen/storage cupboard and doors to:

**BEDROOM 1:** (4.57m x 2.74m) **15' x 9'** With access to loft storage space via a drop-down ladder. Enjoying far reaching field views.

**BEDROOM 2:** (3.43m x 2.57m) **11'3" x 8'5"** Enjoying lovely views over the rear garden with glass double doors opening to a **balcony** with attractive wrought iron railings, decking and fine garden views.

**BEDROOM 3:** (3.84m x 2.74m) **12'7" x 9'** Enjoying far reaching field views.

**BEDROOM 4:** (3.05m x 2.84m) **10' x 9'4"** Overlooking the rear garden. Built in storage cupboard.

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**BATHROOM:** Attractively tiled and finished with a bath including period style fittings and shower attachment. Heated towel rail, WC and wash hand basin.

## Outside

The property has the benefit of an English Country cottage style front garden, lined with a flint wall, incorporating a small stocked fish pond. A drive provides **AMPLE OFF ROAD PARKING** and in turn leads to:

### The annexe (3.78m x 3.96m > 1.61m)

A beautiful flint and brick barn recently converted to a high standard and which has been utilised by the current owners as a holiday let generating significant income (further details can be obtained from the office) and which equally caters to buyers with a need for multi-generational living.

**KITCHEN/DINING ROOM:** With plenty of space for a large dining table and chairs and a range of base level units with work surfaces incorporating a 4-ring electric hob with Whirlpool extractor over and a one and a half Denby sink. Integrated electric combination oven, integrated refrigerator, ceramic tiled flooring and window overlooking the gardens. Staircase rising to first floor with storage area below and further door leading to:-

**SHOWER ROOM:** Containing a tiled shower cubicle with rainfall-style showerhead and additional attachment below, WC, vanity suite, chrome heated towel rail with ceramic tiled flooring. Useful airing cupboard off.

**SITTING ROOM/BEDROOM:** Situated on the first floor, an exceptional area which is particularly generous and provides plenty of living space and room for a double bed with three skylights, roof and eaves storage space off.

**GARAGE/GYM:** With folding doors, power and light connected and currently plastered out and with vinyl flooring and which is utilised as a

home gym but which could be used for additional parking if required. The remaining part of the outbuilding forms:-

The property's gardens are exquisite and colourfully planted with a diverse range of flowers, mature plants and trees. The annexe benefits from its own private area of garden adjacent to the entrance door whereas the house benefits from an expanse of lawn with stone paving leading past a potting shed and gravel terrace providing an area of seating and enclosed by a flint brick wall. The pathway continues to a lovely secluded area of seating and a high-quality **SUMMERHOUSE** with power, light and heating and a decked terrace elevated above the brook over which runs a bridge into a further area of garden surrounded by mature trees and with a pedestrian gate leading out onto the footpath which leads to the Hartest Crown pub in one direction and country walks in the other direction. In all about 0.25 acres.

**SERVICES:** Main water and drainage. Main electricity connected (including annexe). Oil fired heating by radiators (electric central heating in annexe). **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band D – A copy of the energy performance certificate is available on request.

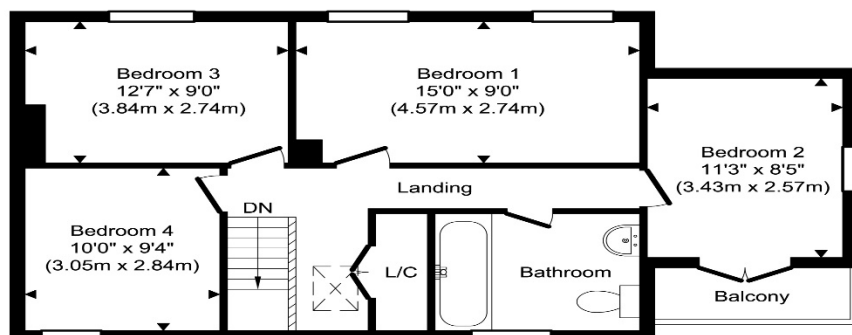
**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** C

**TENURE:** Freehold **CONSTRUCTION TYPE:** Brick

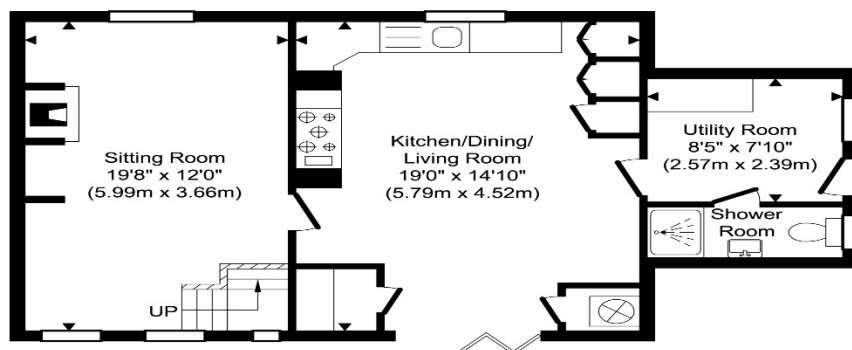
**WHAT3WORDS:** assume.encroach.glee

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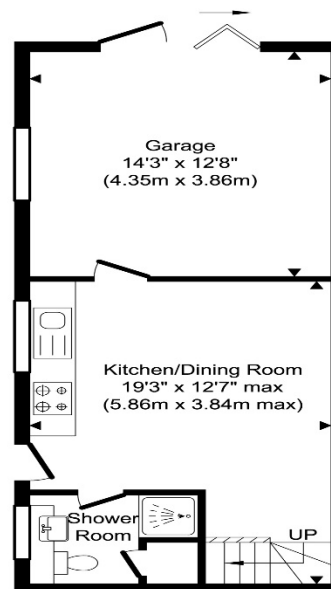
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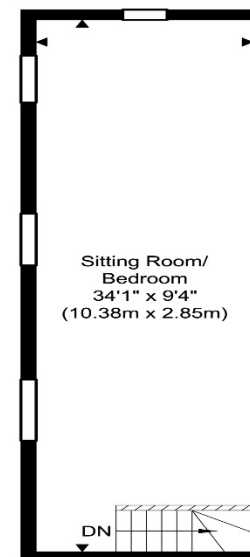
First Floor  
Approximate Floor Area  
620.64 sq. ft.  
(57.66 sq. m)



Ground Floor  
Approximate Floor Area  
620.64 sq. ft.  
(57.66 sq. m)



Annexe Ground Floor  
Approximate Floor Area  
439.38 sq. ft.  
(40.82 sq. m)



Annexe First Floor  
Approximate Floor Area  
316.24 sq. ft.  
(29.38 sq. m)

**TOTAL APPROX. FLOOR AREA 1996.92 SQ.FT. (185.52 SQ.M.)**

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