



**Fieldfare, Shimpling Road,
Lawshall, Suffolk**

**DAVID
BURR**



Lawshall is a large, rural parish, about 8 miles south of the Cathedral town of Bury St Edmunds and some 9 miles north of the market town of Sudbury with its commuter rail link to London Liverpool Street. The village has a pub, shop, primary school, 3 churches and a number of thriving societies.

An unlisted detached character property in need of modernisation throughout situated in a wonderful rural location amidst open countryside. The property displays a number of original period features including exposed timbers and fireplaces with accommodation including two reception rooms, a kitchen, boot room and shower room with three bedrooms, a study landing and a bathroom upstairs. The property sits nicely within its plot with expanses of lawn and a driveway behind a five bar gate. In all approaching 0.25 acre (sts). **NO ONWARD CHAIN.**

An unlisted cottage in a rural location in need of modernisation within a quarter of an acre plot.

SITTING ROOM: 18'4" x 11'4" (5.60m x 3.45m) A well-proportioned room with exposed timbers across the ceiling and walls and a door leading to outside. Exposed brick arch fireplace with open hearth. Thumb latch door with staircase leading to first floor and further door leading to:-

DINING ROOM: 16'4" x 11'1" (4.99m x 3.39m) A further charming reception room with exposed timbers and a window overlooking the grounds and a chimney breast with a decommissioned Rayburn wood burner. Conveniently located adjacent to the:-

KITCHEN: 14'4" x 6'2" (4.38m x 1.89m) Containing a matching range of base and wall level units with wood effect worksurfaces incorporating a stainless-steel sink with a mixer tap above and drainer to side and with space and plumbing for a washing machine, space for a free-standing refrigerator/freezer and cooker. uPVC door leading onto the gardens and further door leading to a:-

PANTRY: With fitted shelving.

INNER HALL/STUDY: 10'2" x 6'4" (3.09m x 1.94m) A useful area with exposed timbers and the potential to be utilised as a study. Opening leading to:-

BOOT ROOM: With a uPVC door leading onto the gardens, exposed brickwork and space for coats and shoes. Door leading to:-

WET ROOM: With a tiled finish and containing a shower, WC, pedestal wash hand basin and a heated towel rail.

First Floor

STUDY/LANDING: With exposed timbers and impressive oak floorboards and a door leading to:-

BEDROOM 2: 17'0" x 9'7" (5.19m x 2.91m) With exposed timbers and low-level casement windows. Door connecting to:-

BEDROOM 1: 17'5" x 9'8" (5.32m x 2.95m) With beautiful exposed floorboards, timbers and an outlook to the front. Thumb latch door leading to:-

BEDROOM 3: 17'1" (including staircase) x 7'2" (5.21m x 2.18m) A versatile space ideal as an occasional bedroom with a staircase leading back to the ground floor.

BATHROOM: Containing a panel bath, WC and a wash hand basin. Door leading to airing cupboard.

Outside

The property is approached via a pebbled driveway which provides ample off-road parking behind a five bar gate. The driveway continues onto a:-

WORKSHOP: 19'9" x 13'0" (6.02m x 3.96m)

LEAN-TO/CARTLODGE: 19'9" x 11'7" (6.02m x 3.54m)

The gardens contain expanses of lawn enclosed by mature hedging which offer a high degree of privacy and there is the clear potential to extend (subject to any necessary consents).

In all about 0.24 acres (sts).

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

AGENT'S NOTES

As is not uncommon with properties of this age, some of the thresholds and ceiling heights are restricted.

EPC RATING: Band G – 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: D

TENURE: Freehold

CONSTRUCTION TYPE: Timber frame.

COMMUNICATION SERVICES:

Broadband: Yes, disconnected. **Speed:** up to 28 mbps download, 4 mbps upload

Phone signal: Yes

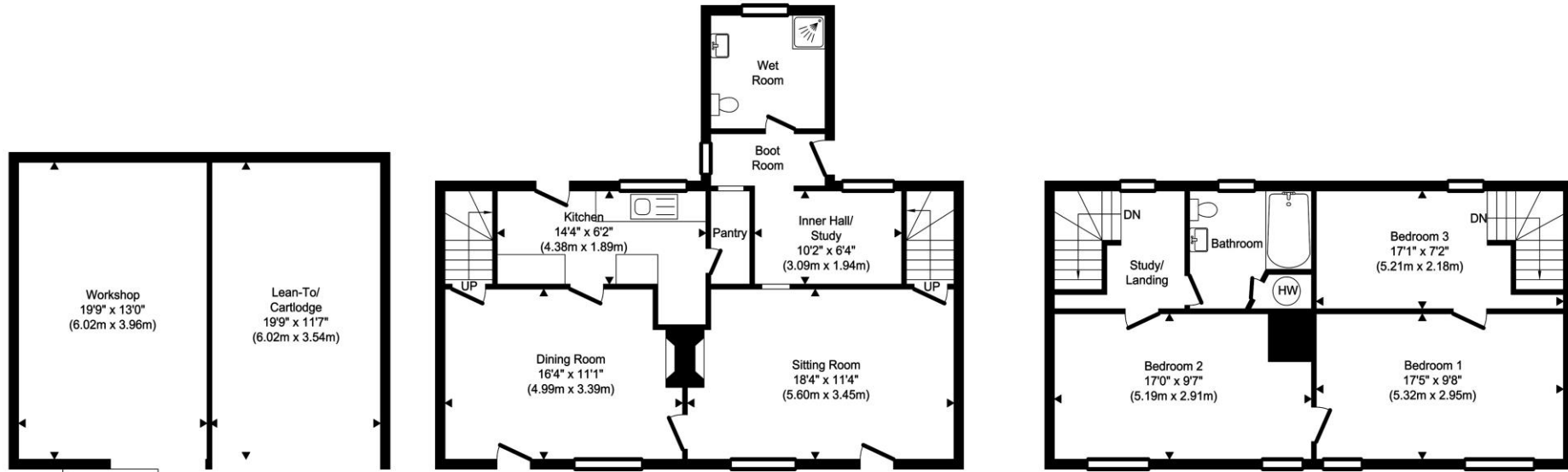
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WHAT3WORDS: ///along.casual.introduce

VIEWING: Strictly by prior appointment only through DAVID BURR.

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FIELDFARE, SHIMPLING ROAD, LAWSHALL, BURY ST. EDMUNDS, SUFFOLK, IP29 4QE



Outside
Approximate Floor Area
492.44 sq. ft.
(45.75 sq. m)

Ground Floor
Approximate Floor Area
717.84 sq. ft.
(66.69 sq. m)

First Floor
Approximate Floor Area
625.92 sq. ft.
(58.15 sq. m)

TOTAL APPROX. FLOOR AREA 1836.21 SQ.FT. (170.59 SQ.M.)
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