



The Nook
High Street, Cavendish, Suffolk

DAVID
BURR



The Nook, High Street, Cavendish, Suffolk CO10 8AX

Cavendish is one of Suffolk's prettiest villages nestling on the Essex border close to the River Stour, with picturesque village green, pubs and shops, primary school and parish church. A wider range of facilities can be found at nearby Clare (2 miles), whilst the market town of Sudbury, some 6 miles distant, provides a wide range of amenities including a commuter rail service to London's Liverpool Street.

This charming detached Grade II Listed thatched cottage is situated in the heart of one of the area's most sought after villages backing onto the allotments. The property offers a wealth of original period features with exposed beams and inglenook fireplaces complimented by modern finishes with the added benefit of off-road parking, delightful rear gardens and a detached studio/office.

A charming detached period home with detached office, situated in the heart of the village.

Entrance into:

ENTRANCE HALL A spacious and welcoming hallway with exposed brick floor and stairs leading to the first floor.

SITTING ROOM A charming room featuring a double-sided fireplace with TV alcove to one side, exposed beams and outlook to the front.

DINING ROOM Also featuring a double-sided fireplace and exposed beams, pamment flooring and open plan through to the:

KITCHEN/BREAKFAST ROOM The hub of the home this delightful room is extensively fitted with a range of units under granite worktops with a large central island and breakfast bar. Appliances include a Rangemaster five ring gas cooker, integrated dishwasher and space for a fridge/freezer. French doors open to the rear garden and a door leads to:

UTILITY ROOM With further units under wooden worktops, Butler sink, plumbing for a washing machine and space for further appliances.

SNUG Another charming room with exposed beams, fitted book shelving and exposed chimney breast with electric feature effect wood burning fire.

INNER HALL With tiled flooring and door to the:

GARDEN ROOM This stunning green oak framed room features a vaulted ceiling, tiled flooring and doors opening to the garden.

SHOWER ROOM Fitted with a WC, wash hand basin, tiled shower cubicle and heated towel rail.

First Floor

LANDING The landing features exposed beams and floorboards in turn leading to:

BEDROOM 1 Dressing area with exposed floorboards leads through to the **bedroom**, a delightful room with his and hers wardrobes, airing cupboard and outlook to the rear.

BEDROOM 2 A spacious room with a useful storage/wardrobe area and outlook to the front.

BEDROOM 3 A delightful room with custom fitted single bed, storage alcove and **en-suite** comprising WC, wash basin and roll-top bath with shower attachment over.

SHOWER ROOM Tastefully fitted with a WC, wash basin and tiled shower cubicle.

The Nook, High Street, Cavendish, Suffolk CO10 8AX

Outside

The property sits behind a pretty garden with a parking area for two vehicles and gated access to the rear. The rear garden is an asset to the property being predominantly lawned with mature beds and borders and a variety of seating areas enjoying a south westerly aspect. A **detached office** with light and power adjoins a useful timber shed whilst a gate leads to the village allotments beyond.

SERVICES: Main water drainage, electricity with gas fired-heating.

NOTE: None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: F. £3,090.55 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber frame and plaster.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 50 mbps download, up to 9 mbps upload.

Phone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:

Permission has been granted to replace the rear area of thatch with a tiled roof DC/19/1455/HH granted 28/8/20.

THATCH INFORMATION: The property was re-ridged in the spring of 2012 and we understand this now requires further investment whilst permission has been granted to replace the rear area of thatch with a tiled roof DC/19/1455/HH granted 28/8/20.

ASBESTOS/CLADDING: None known.

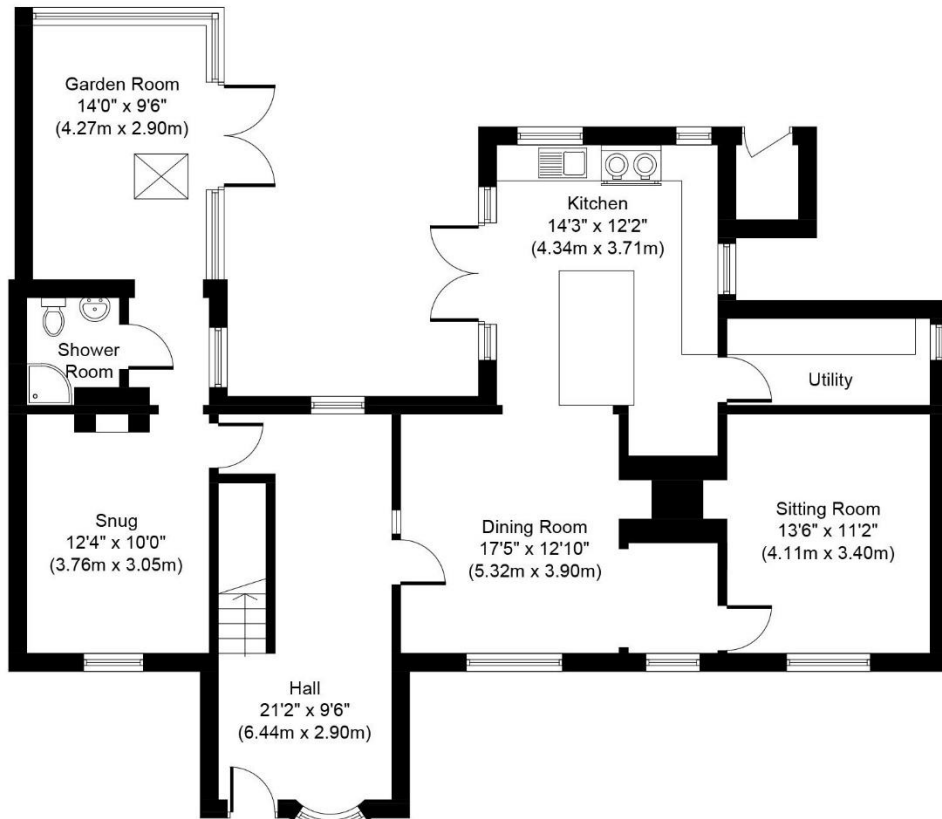
RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: There is no history of property flooding.

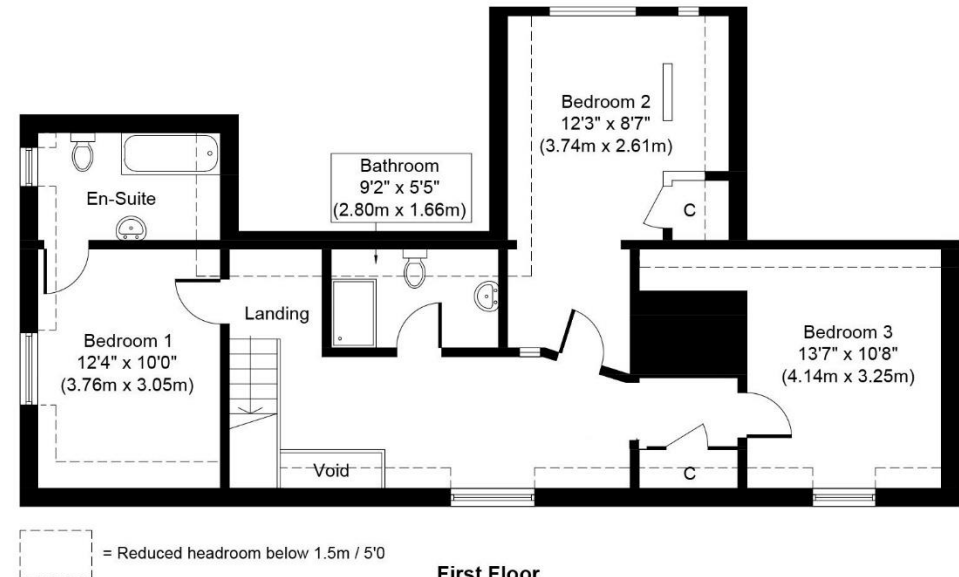
ACCESSABILITY ADAPTIONS: None.

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.



Ground Floor
Approximate Floor Area
1175 Sq. ft.
(109.2 Sq. m.)



= Reduced headroom below 1.5m / 5'0

First Floor
Approximate Floor Area
(Excluding Void)
859 Sq. ft.
(79.8 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

