



DAVID
BURR

Wheelwrights, Bulmer Street
Bulmer, Essex



Wheelwrights, Bulmer Street, Bulmer, Sudbury, CO10 7EW

Bulmer is an attractive village of 2 distinct parts, Bulmer Tye with pub and primary school and Bulmer situated about a mile away, the oldest part of the village with parish church and a variety of vernacular architecture. The thriving market town of Sudbury lies less than 2 miles north east with its comprehensive range of amenities including a commuter rail link to London Liverpool Street. Halstead is about 6 miles south.

An outstanding and particularly unique detached house with high quality contemporary finishes, situated in a well-regarded and picturesque village on the Essex/Suffolk border. The property offers versatile accommodation over two levels which includes a superb drawing room and an additional garden room together with a study/sitting room, ground floor bedroom with shower room adjacent and an island kitchen /dining room. Upstairs are three further bedrooms including an excellent principal suite with en-suite and balcony with far-reaching countryside views, as well as an additional family bathroom. There is the further benefit of plenty of off-road parking together with a garage with kitchenette and cloakroom and west-facing landscaped garden with numerous sunny terraces, ideal for dining al fresco and entertaining.

A contemporary four-bedroom detached house with outstanding west-facing countryside views situated in a highly regarded village.

Front door leading to:-

ENTRANCE HALL: With solid oak flooring and a useful utility cupboard with space and plumbing for tumble dryer off and also containing the boiler and water softener. Useful floor to ceiling storage cupboards and further doors leading to:-

DRAWING ROOM: With an impressive galleried landing above with staircase rising to first floor and ample space for seating with a contemporary gas stove and an opening leading to:-

INNER HALL: With plenty of natural light from an atrium-style sky light, fitted wardrobes with inset shelving and hanging rails off and doors leading into:-

STUDY/SITTING ROOM: A versatile area which is currently used as a well-proportioned double study with a dual aspect but which could equally serve as an additional reception room or bedroom if required.

BEDROOM 2: An impressive double bedroom with tall, vaulted ceilings.

SHOWER ROOM: Finished to a high standard with a double-width walk-in shower with rainfall showerhead and additional attachment below, W.C. and vanity suite.

KITCHEN/DINING ROOM: With tiled flooring with underfloor heating below and a particularly sociable layout ideal for entertaining. A high-quality kitchen contains a matching range of base and wall level units with work surfaces incorporating a four-ring Siemens hob with extractor over and impressive oak bressumer beam with brick surround. Integrated appliances include twin Siemens electric combination ovens and a Bosch dishwasher. Extensive storage throughout including a central island with polished quartz top and deep pan drawers. Space and plumbing for a free-standing American-style fridge/freezer. Distinct area with ample space for a substantial dining table and chairs with a beautiful view over the property's rear garden through double doors opening on to terracing. Wood and glass-panelled door leading into:-

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GARDEN ROOM: With impressive vaulted ceiling and double doors opening on to terracing with an attractive view of the garden.

First floor

GALLERIED LANDING: With skylight and doors leading to:-

MASTER BEDROOM: An outstanding principal suite with vaulted ceiling and two fitted wardrobes with inset hanging rails. Designed to maximise the superb, far-reaching view over undulating countryside with a wood and glass panelled door opening on to a:-

BALCONY: Providing a fantastic elevated view with glass balustrades.

EN SUITE: Containing a tiled corner shower with glass sliding doors, rainfall-style shower head and additional attachment below. WC, wash hand basin and a chrome heated towel rail.

BEDROOM 3: With a superb countryside view to the rear

BEDROOM 4: An ideal guest room currently used as a hobbies room and with a dual aspect outlook.

FAMILY BATHROOM: Containing a bath with mixer tap and shower attachment over, W.C., wash hand basin and skylight allowing for natural light.

Outside

To the front of the property is a pebbled, private driveway providing **OFF-ROAD PARKING** for a number of vehicles, which in turn leads on to a

GARAGE: With timber double doors, power and light connected and roof storage space above. An internal door leads through to a

KITCHENETTE: With tiled flooring and containing space for various appliances including space and plumbing for a washing machine beneath countertops which incorporate a one-and-a-half bowl sink with mixer tap above and drainer to side. Door leading to:-

CLOAKROOM: Containing a W.C. and wash hand basin.

To the rear of the property is a superb, west-facing, landscaped garden with sunny terraces adjacent to the property itself including an attractive elevated area of seating with an exotic range of mature trees and a number of well-stocked borders, mature hedging and tall fencing to ensure a high degree of privacy. There is the additional benefit of a useful **TIMBER STORAGE SHED**.

SERVICES: Main water and drainage. Main electricity connected. Oil fired heating to radiators (underfloor heating throughout the kitchen/dining room, sitting room and ground floor shower room and bedroom). **NOTE:** None of these services have been tested by the agent.

Agent's notes

The property is situated within a conservation area.

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

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree, Essex. CM7 9HB (01376 552525).

COUNCIL TAX BAND: E

TENURE: Freehold

CONSTRUCTION TYPE: Block and timber.

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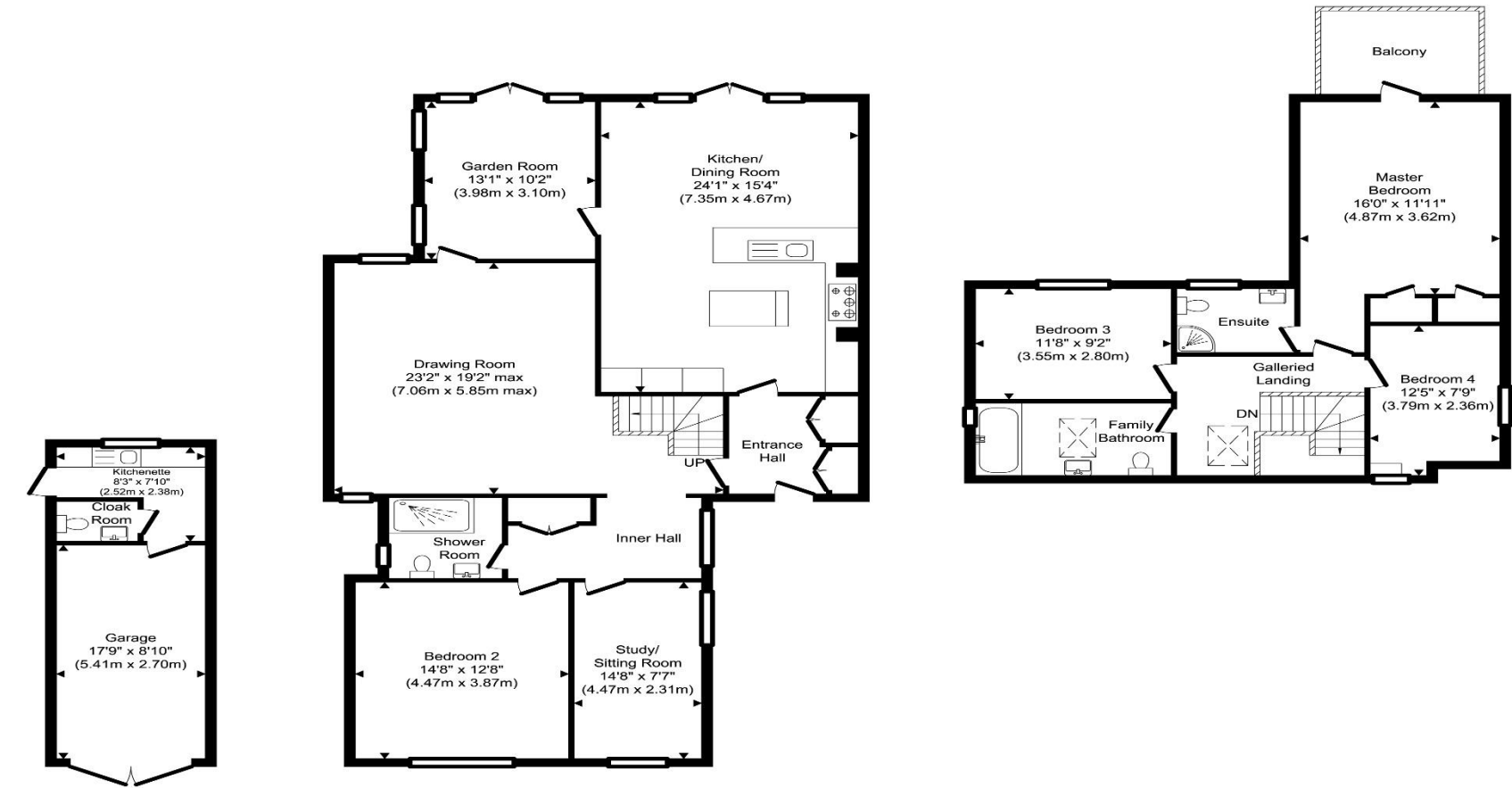
WHAT3WORDS: sued.guesswork.hardback

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Outside
Approximate Floor Area
229.27 sq. ft.
(21.30 sq. m)

Ground Floor
Approximate Floor Area
1383.27 sq. ft.
(128.51 sq. m)

First Floor
Approximate Floor Area
647.98 sq. ft.
(60.20 sq. m)

TOTAL APPROX. FLOOR AREA 2260.52 SQ.FT. (210.01 SQ.M.)
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