



DAVID
BURR

**The Old White Hart,
Lower Street, Stanstead, Sudbury, Suffolk**



The Old White Hart, Stanstead, Sudbury, Suffolk, CO10 9AH

Stanstead is a pretty village with two distinct parts: Upper Stanstead with village green and parish Church and Lower Stanstead, home to the village hall. The Hill connects the two parts. Long Melford with its range of day to day facilities is about 2 miles away; the market town of Sudbury, with its commuter rail link to London Liverpool Street is about 5 miles distant and the Cathedral town of Bury St Edmunds is some 12 miles north.

A substantial detached Grade II listed former public house, thought to be a Medieval cross wing hall house in origin and over 700 hundred years old. There is considerable scope for improvement/alteration with a range of outbuildings currently utilised as guest cottages in differing conditions of presentation which could be utilised for a B&B business or incorporated within the main house.

A substantial village house of considerable character with scope for alteration, guest cottages, outbuilding and parking.

DRAWING ROOM: 8.28m x 5.91m (27'2" x 19'5" into recess) With a large triple sash bay window, wall and ceiling beams, Suffolk white brick floor and an exceptional inglenook fireplace with oak bressumer, exposed brickwork and inset log burning stove below. Open studwork links with:

DINING ROOM: 7.36m x 4.29m (24'2" x 14'1") A charming room with exposed Oak beams and a large fitted bar retained from the time that the property was a public house and incorporating exposed brickwork, Oak top and extensive fitted shelving. Door to:

KITCHEN/BREAKFAST/LIVING ROOM: 10.45m x 3.91m (34'3" x 12'10") An exceptional space with vaulted ceiling and exposed timbers. Finished with a high quality range of cabinets and work surfaces incorporating a butler sink and space for a free-standing range cooker. Central island providing further dining space and storage.

Inner hall: A spacious area with a door to the garden, attractive tiled floor, exposed brickwork, sash window, exposed beams and door to:

SITTING ROOM: 5.08m x 5.08m (16'8" x 16'8" max into recess) A versatile room which could be utilised as an office, playroom, occasional bedroom, etc. With exposed beams, floor to ceiling red brick chimney and inset Oak bressumer and open fireplace below.

UTILITY 3.19m x 2.72m (10'5" x 8'11")

BATHROOM With a luxurious feel, containing a his and hers sink, roll top bath and with exposed brick and studwork.

First floor

LANDING: With extensive Oak beams, access to loft storage space, useful linen cupboard and doors to:

BEDROOM 1: 6.40m x 4.39m (21'0" x 14'5") With a stunning crown post and a 13ft ceiling height that is further complemented by a mullion window, exposed beams and extensive built in wardrobes. Door to:

EN SUITE: Fully tiled shower cubicle, WC and wash hand basin.

BEDROOM 2: 5.79m x 3.40m (19'0" x 11'2") With an 11ft ceiling height, exposed beams and a second stunning crown post.

BEDROOM 3: 4.39m x 3.20m (14'5" x 10'6") With exceptional views taking in St Marys Church on the hill. Exposed beams and mullion windows.

BEDROOM 4: 3.45m x 3.42m (11'4" x 11'3") With a sash window and floor to ceiling chimney.

Offices at:

Long Melford 01787 883144– Leavenheath 01206 263007 - Clare 01787 277811–Castle Hedingham 01787 463404–Woolpit 01359 245245 – Newmarket 01638 669035 – Bury St Edmunds 01284 725525 - London 020 78390888

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LANDING/BEDROOM 5: 3.35m x 2.46m (11'0" x 8'1") Currently utilised as a child's bedroom but making an ideal study space if required.

FAMILY BATHROOM: Bath with electric shower over and side screen. WC and wash hand basin.

The following guest rooms would benefit from a degree of updating/modernisation.

GUEST ROOM 1

BEDROOM: 4.52m x 3.65m (14'10" x 12'0") A charming area with a high ceiling, exposed beams, painted flint work and large opening to:

SHOWER ROOM: Containing a shower, W.C. and wash hand basin.

GUEST ROOM 2

BEDROOM: 4.39m into recess x 4.21m (14'5" into recess x 13'10") With a high ceiling, views over the garden, exposed brick and flint work and door to:

SHOWER ROOM: Fully tiled shower cubicle, WC and wash hand basin.

GUEST ROOM 3

BEDROOM: 4.26m x 3.42m (14'0" into recess x 11'3") With exposed beams, flint work and high ceilings.

SHOWER ROOM: Fully tiled shower cubicle, WC and wash hand basin.

GUEST ROOM 4

BEDROOM: 4.44m x 3.73m (14'7" x 12'3") With a high ceiling, exposed brick and flint work and door to:

SHOWER ROOM: Fully tiled shower cubicle, WC and wash hand basin.

Outside

Handmade double gates bordered by a brick flint wall open to a large gravel **PARKING** area suitable for several vehicles and in turn leading to:

GARAGE/WORKSHOP: With up and over door, light and power connected and personal door to side.

The gardens are a wonderful feature of the property with well placed sunny terraces, open expanses of lawn and raised areas of decking enjoying privacy.

External water and lighting are connected.

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating to radiators. **NOTE:** None of the services have been tested by the agent.

EPC RATING: Exempt.

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

WHAT3WORDS: ///paddock.lipstick.roadways

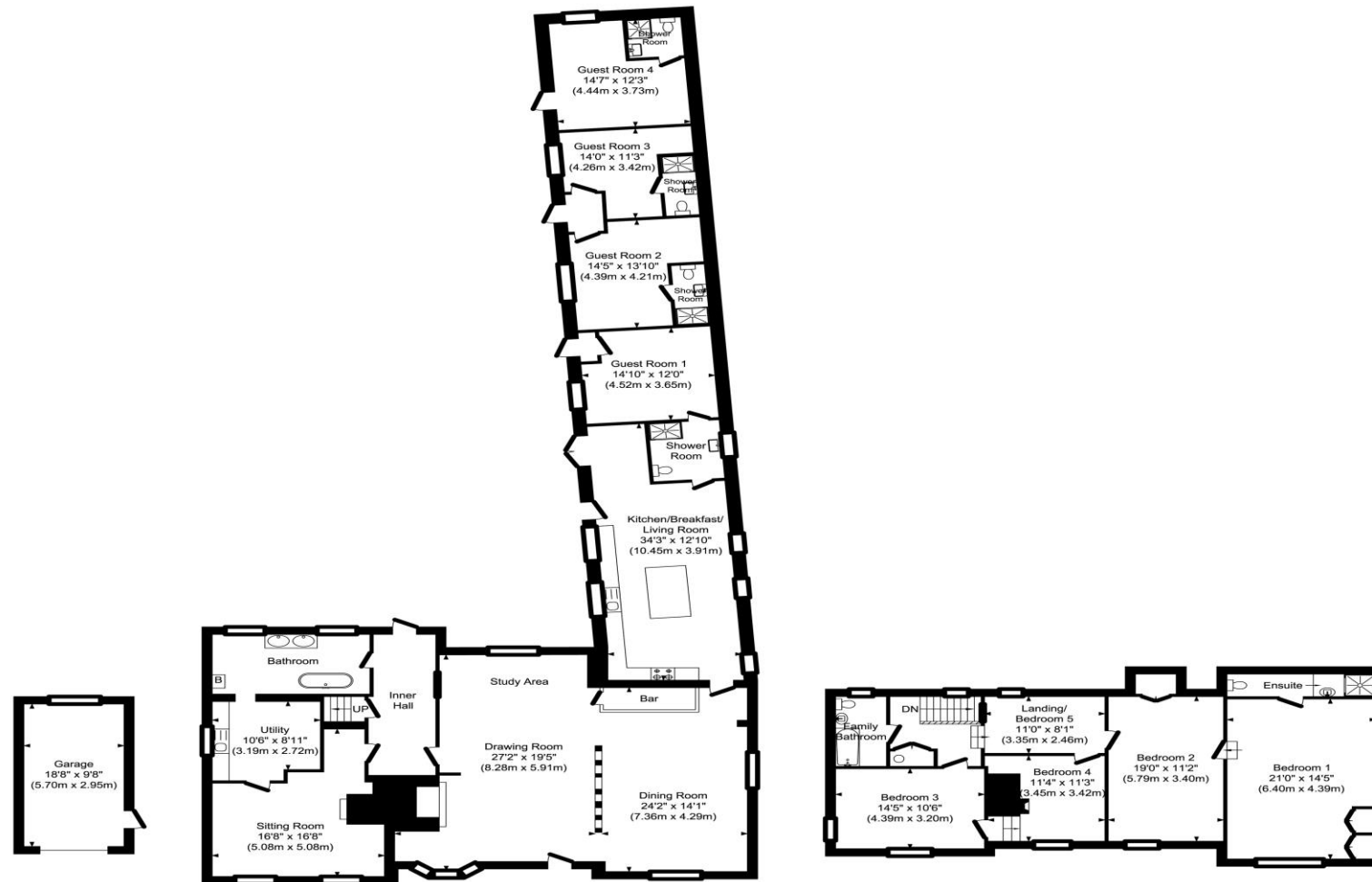
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Garage
Approximate Floor Area
180.94 sq. ft.
(16.81 sq. m)

Ground Floor
Approximate Floor Area
2588.61 sq. ft.
(240.49 sq. m)

First Floor
Approximate Floor Area
1094.58 sq. ft.
(101.69 sq. m)

TOTAL APPROX. FLOOR AREA 3864.13 SQ.FT. (358.99 SQ.M.)
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