



DAVID
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**Walnut Tree Cottage, The Street,
Great Waldingfield, Suffolk**



WALNUT TREE COTTAGE, THE STREET, GREAT WALDINGFIELD, SUFFOLK, CO10 0TN

Great Waldingfield is an attractive village with pub, post office/shop, garage, primary school and parish church. It lies about 3 miles north of the historic market town of Sudbury with its comprehensive range of amenities including a commuter rail link to London Liverpool Street Station. Historic Lavenham and Long Melford are both approximately 4 miles away and the larger market towns of Bury St. Edmunds and Colchester are approximately 16 miles distant, the latter with a main line station to London Liverpool Street. Cambridge is approximately an hour's drive (37 miles) and Ipswich is around 21 miles with further rail connections.

A charming detached 'chocolate box' thatched cottage which comes to the market for the first time in 32 years and which is thought to date back to around the 16th Century, with a substantial 1988 brick and tile extension, situated adjacent to the church in the picturesque and quiet part of the village. The house contains accommodation over two levels which includes a sitting room, dining/living room and a recently upgraded bespoke fitted kitchen together with two bedrooms and two bathrooms (one en-suite) and a utility room at ground floor. Upstairs are two further double bedrooms and an additional bathroom. The property benefits from attractive mature gardens and outbuildings with a large barn and garaging as well as extensive off-road parking. **In all approx. 0.45 acres.**

A charming detached thatched cottage with generous gardens adjacent to the church.

Stable door leading to:-

ENTRANCE HALL: With tiled flooring, space for coats and shoes and particularly large linen cupboard off. The hall continues the length of the house with a west-facing wall of glass with French doors opening onto terracing. Further doors leading to:-

SITTING ROOM: 24'1" (max) x 14'1" (7.35m x 4.30m) A characterful, triple aspect room with exposed timbers across the walls and ceilings and open studwork with a staircase rising to first floor. Solid oak flooring throughout and a number of pretty leaded light windows as well as an inglenook fireplace with bressumer beam, brick hearth and an inset 'Villager' wood burning stove. Two doors lead outside and an opening behind the chimney breast leads to a useful area of storage and space for a desk if required.

KITCHEN: 13'10" x 8'3" (4.22m x 2.52m) Recently refitted to a high standard in 2021 with a range of solid wood bespoke fitted cabinets with oak worksurfaces incorporating a ceramic one-and-a-half butler sink with mixer tap above and drainer to side. Integrated appliances include a double electric Hotpoint combination oven and a Bosch dishwasher. Four-ring Bosch induction hob with tempered glass splashback with exposed mellow red brick behind and a NEFF extractor fan over. Space for an American style

fridge/freezer, space for wine cooler, soft close drawers and doors throughout, hidden refuse compartment, spice drawer and fitted chopping boards. Dual aspect leaded light windows overlooking the garden and a large roof light allows for plenty of natural light.

UTILITY: 9'9" x 6'1" (2.96m x 1.86m) A useful area with solid oak flooring and a number of cleverly designed storage options including sliding doors revealing a shelved area with fitted sockets and folding cupboard doors containing the boiler. Space and plumbing for a washing machine, ceramic sink with mixer tap over and with a useful pantry cupboard with automatic lighting off. Exposed brickwork and timbers.

BEDROOM 1: 13'1" x 10'8" (4.00m x 3.24m) A double bedroom with exposed timbers and a leaded light bay window overlooking the front garden. Thumb latch door leading to:-

EN-SUITE: 11'5" x 6'4" (3.48m x 1.92m) With wood flooring and an elevated cast-iron Victorian style rolltop bath with claw feet, mixer tap and shower attachment over. Sanitan traditional style WC, bidet and pedestal wash hand basin. Skylight to ceiling.

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BEDROOM 2: 15'7" x 12'7" (4.74m x 3.83m) A charming double bedroom with leaded light windows providing a dual aspect over the gardens. Wood flooring and a recessed area of storage with inset hanging rail.

SHOWER ROOM: Containing a tiled shower cubicle with glass folding door, WC and a pedestal wash hand basin. Chrome heated towel rail and wood panel walls throughout.

DINING/LIVING ROOM: 21'11" x 12'2" (6.69m x 3.72m) With 'Terrazzo' tiled flooring and a vaulted ceiling with twin skylights and exposed timbers providing a sense of space. A wall of glass overlooks the hallway and onto the gardens beyond. Plenty of space for a large dining table and chairs and at one end is an exposed mellow red brick chimney breast with inset Jotul wood burning stove and an area of seating.

First Floor

LANDING: With thumb latch doors leading to:-

BEDROOM 3: 13'1" x 9'7" (4.00m x 2.91m) A double bedroom with a dual aspect with leaded light windows on each side and exposed timbers. Door to under eaves storage/wardrobe with shelving, power and light.

BEDROOM 4: 9'8" x 8'11" (2.95m x 2.73m) With a dual aspect and a pretty view towards the rear garden.

BATHROOM: Accessible via a half landing off the staircase and containing a bath, WC and pedestal wash hand basin.

Outside

At the front of the property is a pretty area of gardens with a brick paved terrace providing an attractive area of seating adjacent to mature roses with an expanse of lawn. A brick pathway leads up to the front door.

An access to the side of the house leads through a five-bar gate and onto a gravelled driveway providing plenty of **OFF-ROAD PARKING** within the

shadow of St Lawrence's Church itself and with steps leading into the Churchyard. Immediately adjacent to the house is a stone paved terrace providing a sunny area of seating enclosed by mature plants and shrubs. A generous expanse of lawn contains a number of mature specimen trees. From the driveway a track leads through the garden onto a further area of parking (with various external power sockets) and onto a substantial timber framed and weatherboarded barn **OUTBUILDING** with power, light and water connected which is divided into 3 parts:-

GARAGE/TRACTOR SHED: 16'10" > 13'3" x 26'4" (max L-shape) (5.13m x 4.04m x 8.03m) With skylights and windows to the rear.

WORKSHOP: 20'3" x 16'2" (6.18m x 4.92m) A useful space with a variety of different potential uses, currently used as a workshop/storage with skylights and window to rear.

STUDIO: 20'9" x 11'8" (6.32m x 3.56m) A versatile space with the potential to be utilised for storage, office space or with annexe potential. Dual aspect with French doors opening onto veranda/decking and paved terrace. Twin built-in wardrobes/cupboards to the rear.

A further **CABIN: 18'10" x 9'11"** (5.73m x 3.01m) offers the potential to work from home with power, light, internet, water and drainage connected.

Within the gardens is a **SUMMERHOUSE: 9'10" x 5'9"** (3.00m x 1.76m) also with power connected.

SERVICES: Main water and drainage. Main electricity connected. Oil fired heating to radiators. NOTE: None of these services have been tested by the agent.

AGENT'S NOTES

The property is Grade II listed and thought to date back to the 16th Century and also sits within a conservation area. A substantial extension was carried out in 1988 with further alterations to the kitchen in 2021 along with the installation of a zinc roof.

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We understand that the roof was last rethatched approximately 15 years ago and is projected to have around 10 years longevity remaining. The ridge has been scheduled in with a master thatcher for 2024.

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:** F.

TENURE: Freehold.

WHAT3WORDS: ///campsites.callers.picked

VIEWING: Strictly by prior appointment only through DAVID BURR.

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