



**Clematis, Bulmer Street,
Bulmer, Suffolk**

**DAVID
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CLEMATIS, BULMER STREET, BULMER, SUDBURY, SUFFOLK, 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.

This charming three double-bedroom semi-detached cottage is situated in one of the area's most sought-after villages with generous room sizes and ceiling heights throughout. The property enjoys many of its original features in exposed timbers and fireplaces with a beautiful private garden and the most stunning countryside views beyond. This property is being offered with **NO ONWARD CHAIN**.

A charming three-bedroom semi-detached cottage with original features, garden with stunning countryside views and off-road parking.

SITTING ROOM: A solid wooden door brings you to this room with exposed timbers and soft red brick fireplace with oak bressumer beam and Suffolk white brick hearth. This is a charming room with open staircase leading to first floor and doors leading to:-

KITCHEN/BREAKFAST ROOM: Stretching across the back of the cottage, this part-vaulted room enjoys pretty views over the rear garden and far-reaching countryside beyond. The kitchen is fitted with a wide range of traditional units with a thick oak worktop and matching return. Integrated appliances include a double butler sink with mixer tap, oven and gas hob and space for other white goods. Beyond here is a seating area ideal for a breakfast table with casement door leading to rear garden terrace and open studwork leading to:-

DINING ROOM: Finished with a matching oak floor to the kitchen/breakfast room. This is a wonderfully sociable room leading off the kitchen with exposed brickwork and timbers as well as two casement windows allowing light to pour into this room with solid wooden providing access from the front.

UTILITY ROOM: Accessed off the kitchen, this room is home to the boiler and pressurised cylinder with space for a washing machine and tumble dryer with oak worktop above, brick flooring and exposed timbers. Door leading to:-

SHOWER ROOM: A three-piece suite consisting of a close coupled WC, wash hand basin and walk-in low-threshold shower.

BEDROOM 3/SNUG: Accessed off the sitting room, this is a heavily timbered room with the old original staircase being a delightful feature as well as a soft red brick fireplace and casement window offering pretty views over the cottage style front garden. Under the original staircase is a useful storage cupboard that in turn could provide access onto the downstairs shower room should someone wish to use this as a permanent third bedroom, subject to planning.

First Floor

LANDING: Solid wooden doors leading to:-

BEDROOM 1: Exposed timbers and casement window overlooking the front garden with your attention drawn to the Victorian cast-iron fireplace with space for other bedroom furniture and door leading to:-

EN-SUITE BATHROOM: A three-piece suite consisting of a close coupled WC, pedestal wash hand basin and large panel bath with mixer tap and handheld shower.

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BEDROOM 2: A generous second double bedroom with casement window overlooking the front garden and door leading to:-

EN-SUITE BATHROOM: Close coupled WC and wash hand basin with mixer tap, large panel bath with mixer tap and handheld shower.

Outside

A large shingle drive provides ample **OFF-ROAD PARKING** to the front with the rest of the garden being predominantly laid to lawn with footpath leading to the front door.

To the immediate rear of the property is a shingle terrace seating area being a great space for entertaining with the rest of the garden being predominantly laid to lawn with established borders of shrubs, hedging and flowers offering seasonal colour with the most stunning backdrop with rolling countryside views looking over the Belchamp valley and beyond.

AGENT'S NOTES

The property is Grade II listed and situated in a conservation area.

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

EPC RATING: Band E – 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: C.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber.

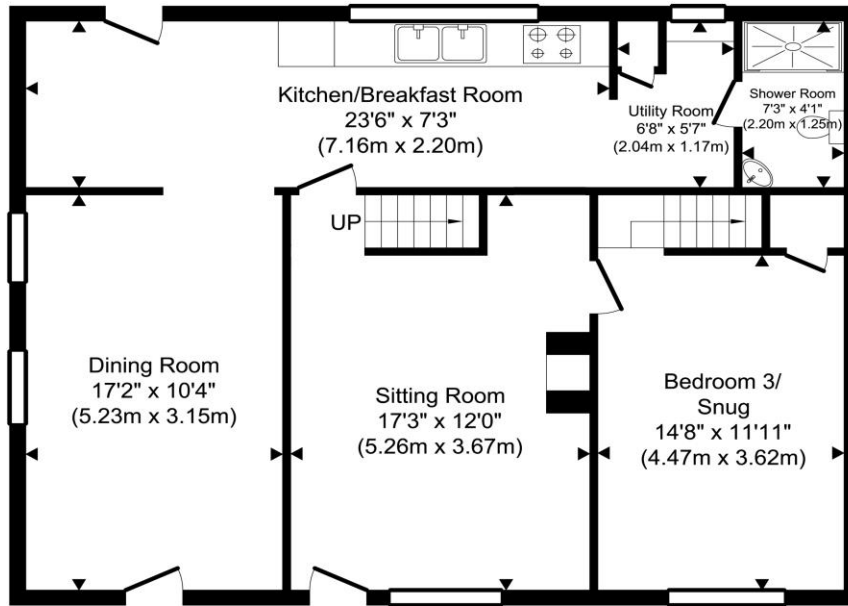
THATCH INFORMATION: TBC

WHAT3WORDS: hairstyle.socket.material

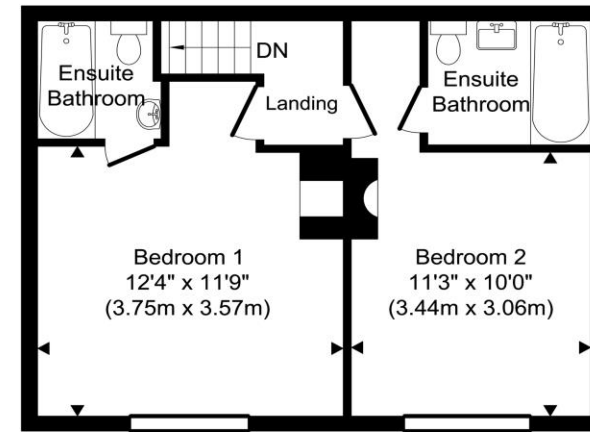
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

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Ground Floor
Approximate Floor Area
813.75 sq. ft.
(75.60 sq. m)



First Floor
Approximate Floor Area
382.22 sq. ft.
(35.51 sq. m)

TOTAL APPROX. FLOOR AREA 1195.97 SQ.FT. (111.11 SQ.M.)

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