



ANGEL HOUSE, HIGH STREET,

BURES ST. MARY, SUFFOLK, CO8 5HZ

NP NICHOLAS
PERCIVAL

“A unique opportunity in the heart of Bures St. Mary, Suffolk”.

Offered with No Onward Chain, and offering the new owners the scope for full modernisation and improvement, Angel House is an imposing Grade II listed property, located in the centre of the village. Believed to date from the 15th century and formerly a public house, the building was converted into a residential property in the 1960's.

The property is comprised of six bedrooms, four reception rooms, kitchen / breakfast room, family bathroom, two cloakrooms. There is off-road parking and an enclosed rear garden.

Tenure Freehold | Grade II Listed | Council Tax Band F | Part Gas Central Heating Part Electric Night Storage Heaters | Situated in a Conservation Area



Schedule of Accommodation

Ground Floor

- Entrance Lobby with half glazed door, tiled floor, door to vehicular access and a large storage cupboard.
- Dining Room - 19' x 18'7", two windows to front, timbered ceiling, red brick open fireplace, and steps down to;
- Music Room - 8'7" x 13'11", with built in storage cupboard, window and door to garden, timbered ceiling.
- Sitting Room - 17'6" x 18'9", redbrick fireplace with log burner, two windows to front, timbered ceiling. Door through to inner hall giving access to further accommodation and the garden.
- Studio / Workshop - 12'8" x 9'7", window to side.
- Larder / Store - 12'2" x 10'6" window to side, fitted shelves, with access to the cellar.
- Kitchen - 18" x 20'6" plus two recesses, windows to side and rear, sink unit, space for a range style cooker, plumbing for washing machine.
- Snug - 11'11" x 9'7" double doors to garden.
- Cloakroom with handbasin and WC.

First Floor

- Landing with fitted cupboards and velux window and steps up to;
- Bedroom One - 20'1" x 18'3" two windows to front, exposed timbers and steps to;
- Nursery / Dressing Room - 9" x 18'8' windows to front and rear.
- Bedroom Two - 18'6" x 10'6" window to front.
- Bedroom Three - 14'9" x 7'8" window to side.
- Bedroom Four - 11" x 9'9" window to side, corner wardrobe.
- Bedroom Five - 16'5" x 20'9" dual aspect room with windows to front and rear.
- Bedroom Six - 14'10" x 11'7" window to rear, wall mounted gas fired boiler, sink unit
- Bathroom Suite comprising bath and handbasin, airing cupboard with hot water cylinder, window to side.
- Separate WC.



Outside

Accessed via the Coaching Inn Style vehicular access is a covered parking area and the enclosed rear garden containing a mix of mature shrubs, trees and lawned area.

Situation

Angel House is situated in the heart of the highly desirable village of Bures, in the picturesque Stour Valley.

The village sits upon either side of the River Stour which also represents the Essex / Suffolk border.

Bures has a good range of local facilities including a post office, doctor's surgery, primary school (rated 'good' at the latest Ofsted report), two village stores,

delicatessen, hair salon, two public houses and tea shop.

The countryside surrounding Bures is particularly appealing and offers numerous walking routes and views of the Bures Dragon.

Further shopping and recreational facilities are available in the nearby market town of Sudbury which is about 5 miles away and Colchester which has a wide range of shopping, recreational and leisure amenities as well as some excellent schools in both the state and private sector.

For the commuter, Bures offers branch line rail service to London Liverpool Street via Marks Tey. Direct mainline rail services are available from Colchester and Marks Tey taking

approximately 55 minutes from the latter. There are also frequent buses running to both Colchester and Sudbury.

Agents Notes

Grade II Listed

Situated in a Conservation Area.

Drainage Easement in place favouring the adjoining property.

Part Gas Central Heating, Part Electric Night Storage Heating - Neither System Tested.

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Babergh District Council, **COUNCIL TAX:** Band F. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

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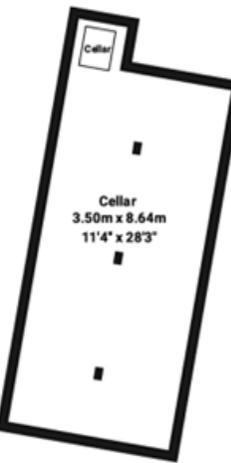
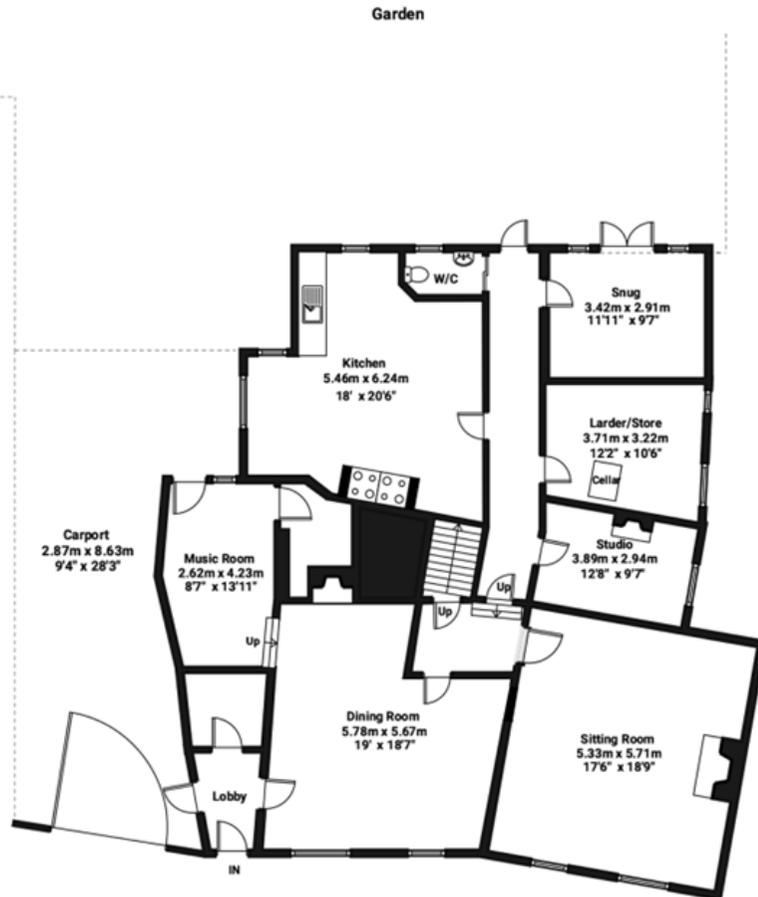
Angel House, High Street, Bures

Illustration for identification purposes only. Measurements are approximate and not to scale.



TOTAL APPROXIMATE FLOOR AREA:
3533.1 sq ft (328.24 sq mt)
House : 3231.3 sq ft (300.2 sq mt)
Cellar : 301.8 sq ft (28.04 sq mt)

Ground Floor



Cellar

First Floor

