



**Fern Cottage, Upper Street,  
Stanstead, Suffolk**

**DAVID  
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# FERN COTTAGE, UPPER STREET, STANSTEAD, SUFFOLK, CO10 9AT

Stanstead is a pretty village with a thriving community spirit supporting many local clubs, societies and a village hall which operates more as a social club. There is a charming village green to the front of the attractive Parish Church of St. James. 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.

This charming three-bedroom detached cottage occupies an elevated position sitting within cottage style grounds of circa 0.57 acres with double garage, green oak garden room surrounded by picturesque countryside views. **NO ONWARD CHAIN.**

## A charming three-bedroom detached cottage with double garage and countryside views.

Solid oak door leading to:-

**ENTRANCE VESTIBULE:** Finished with a brick floor with a vaulted ceiling exposing timbers and further exposed studwork with doors leading to:-

**SITTING ROOM: 27'2" x 17'0"** (8.28m x 5.18m) A wonderfully light triple aspect room with glorious views over the rear garden and undulating countryside beyond with large inglenook fireplace featuring an original bread oven with oak bressumer beam and brick hearth with exposed stud and ceiling timbers featuring throughout.

**DINING ROOM: 16'8" x 12'11"** (5.08m x 3.94m) A generous second reception room neighbouring the kitchen. This again is a double aspect room with exposed timbers and large inglenook fireplace with brick hearth and oak bressumer beam with open staircase leading to first floor with opening leading to:-

**KITCHEN: 17'0" x 8'6"** (5.18m x 2.59m) The kitchen is fitted with a wide range of matching shaker style cupboards finished with a granite effect worktop with triple oven, ceramic hob, extractor above, one-and-a-half sink with mixer tap and drainer unit with pretty views over both the front and side garden. In addition to the integrated items there is further space for a dishwasher and full-height fridge/freezer.

**UTILITY ROOM:** Accessed off the dining room, this room houses the boiler with space for washing machine and tumble dryer with stable door providing access to outside and further door leading to:-

**CLOAKROOM:** A two-piece suite consisting of a close coupled WC and pedestal wash hand basin.

### First Floor

**LANDING: 9'2" x 8'5"** (2.79m x 2.57m) Exposed eaves timbers are on show on the landing with low level window offering views over the garden with useful built-in cupboard and door leading to:-

**MASTER BEDROOM: 17'5" x 12'8"** (5.31m x 3.86) A particularly spacious room with views over the garden with triple built-in wardrobe, exposed timbers, original mullion windows, wattle and daub and space for other bedroom furniture. Door leading to:-

**EN-SUITE/DRESSING ROOM: 12'4" x 9'0"** (3.76m x 2.74m) Fitted with a four-piece suite consisting of a large bath, fully tiled shower cubicle, close coupled WC and pedestal wash hand basin with an initial dressing room area that is fitted out with four wardrobes with hanging rail and shelving.

**BEDROOM 3/STUDY: 17'5" x 12'4"** (5.31m x 3.76m) Accessed off the landing, this room is currently utilised as a home office or study but could hand

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itself well as an occasional third bedroom or dressing room to the second bedroom. Door leading to:-

**BEDROOM 2: 15'6" x 14'1"** (4.72m x 4.29m) A double aspect room offering views over both the garden and countryside views beyond. Exposed timbers are featured throughout this room with two double built-in wardrobes and door leading to:-

**EN-SUITE:** A three-piece suite consisting of a close coupled WC, pedestal wash hand basin and fully tiled shower cubicle.

## Outside

To the front of the property you will find a charming flint and brick wall boundary with a gravel circular drive providing ample **OFF-ROAD PARKING** and in turn access to the **DOUBLE GARAGE: 28'1" x 16'7"** (8.56m x 5.05m) with electric up-and-over doors with further **WORKSHOP** space and fully boarded loft room above. Beyond the garage you will find a **SHOWER ROOM** that is fitted with a wash hand basin, close coupled WC and shower cubicle.

**GARDEN ROOM: 17'10" x 11'5"** (5.44m x 3.48m) Attached to the back of the double garage is a wonderful green oak garden room with floor-to-ceiling glass offering panoramic views over the garden and pretty countryside beyond.

French doors from the garden room brings you to a terrace which is a great space for entertaining surrounded by raised well-stocked borders full of seasonal colour. The grounds associated with Fern Cottage are one of the property's most attractive features with well established borders for privacy with a range of shrubs, trees and fruit trees and a wildlife pond all abutting the most stunning countryside views.

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

## AGENT'S NOTES

The property is Grade II listed.

**EPC RATING:** Exempt – Listed.

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

**COUNCIL TAX BAND:** G.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Timber framed.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. **Speed:** up to 23 mbps download, up to 2 mbps upload  
**Phone signal:** Yes – EE, Three, O2, Vodafone.

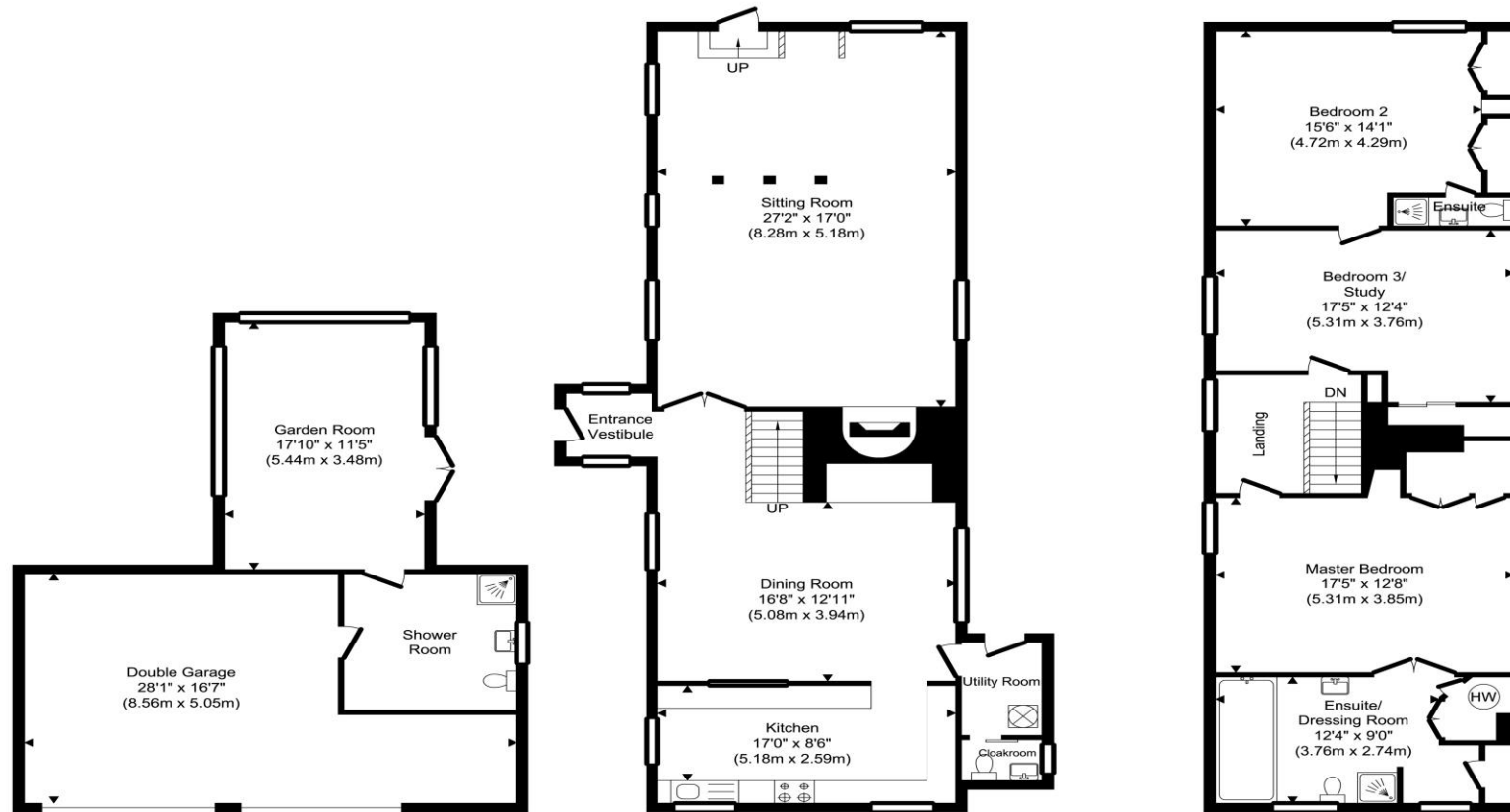
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**WHAT3WORDS:** ///dislikes.plastic.froth

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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Garage  
Approximate Floor Area  
672.74 sq. ft.  
(62.50 sq. m)

Ground Floor  
Approximate Floor Area  
1021.60 sq. ft.  
(94.91 sq. m)

First Floor  
Approximate Floor Area  
948.40 sq. ft.  
(88.11 sq. m)

**TOTAL APPROX. FLOOR AREA 2642.75 SQ.FT. (245.52 SQ.M.)**  
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