



**Larkrise  
Hartest, Sudbury, Suffolk**

**DAVID  
BURR**



# Larkrise, Hartest, Sudbury, Suffolk, IP29 4ES

Hartest is one of West Suffolk's most favoured villages. The Green, a conservation area, is characterised by its variety of period buildings and amenities include a primary school, a butchers, doctors surgery, pub and village church. The market town of Sudbury with its commuter link to London Liverpool Street is about 10 miles south and the Cathedral town of Bury St Edmunds with its comprehensive amenities, about 9 miles north.

This deceptive detached house occupies one of the highest points in Suffolk and as such enjoys stunning far reaching countryside. It is fair to suggest the property requires a degree of updating/modernisation, but nonetheless offers clear potential to create a very special home in one of Suffolk's most highly regarded villages. **NO ONWARD CHAIN.**

## A detached house in an elevated setting with outstanding countryside views.

### First Floor

**ENTRANCE VESTIBULE:** (3.81m x 1.72m) **12'6" x 5'8"** A large light area with door to:

**ENTRANCE HALL:** Useful cloaks/storage cupboard, staircase off, further storage cupboard, recessed area and doors to:

**DRAWING ROOM:** (7.01m x 3.96m) **23' x 13'** A light room that could be a double reception room. Enjoying lovely views over the garden and fields beyond. Open fireplace with stone surround and hearth.

**KITCHEN/DINING ROOM:** (7.01m x 3.70m) **23' x 12'2"** Enjoying far reaching views. Divided into two distinct areas with the kitchen area finished with a matching range of units and worktops incorporating a twin drainer single sink unit. Space for appliances, plumbing for washing machine and door to side garden.

**BEDROOM:** (4.14m x 3.96m) **13'7" x 13'** A versatile space currently utilised as a sitting room/occasional bedroom and enjoying views over the garden.

**BATHROOM:** Bath with shower attachment, WC and wash hand basin.

**LANDING:** Doors to:

**BEDROOM:** (4.87m x 4.03m) **16' x 13'3"** With an Oriel window specifically designed to take advantage of the stunning far reaching views over miles of rolling countryside. Wash hand basin and built in wardrobes.

**BEDROOM:** (4.03m x 3.47m) **13'3" x 11'5"** Extensive built in wardrobes, wash hand basin, large airing cupboard and fabulous far reaching views.

### Outside

A five bar gate opens to a drive which in turn provides **OFF ROAD PARKING** and in turn leads to:

**GARAGE:** With up and over door, light and power connected and personal door to rear. There is a particularly large loft space that runs above the garage and part of the ground floor living space that appears to have been designed to accommodate further accommodation should any future owner wish to utilise it as such (subject to any necessary planning consents).

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The gardens are one of the properties most attractive features, generous in size and incorporating a large terrace running immediately behind the house with wide expanses of lawn bordered by established hedges, trees and beyond abutting open countryside to provide outstanding far reaching views. There is a brick built storage shed and water tap.

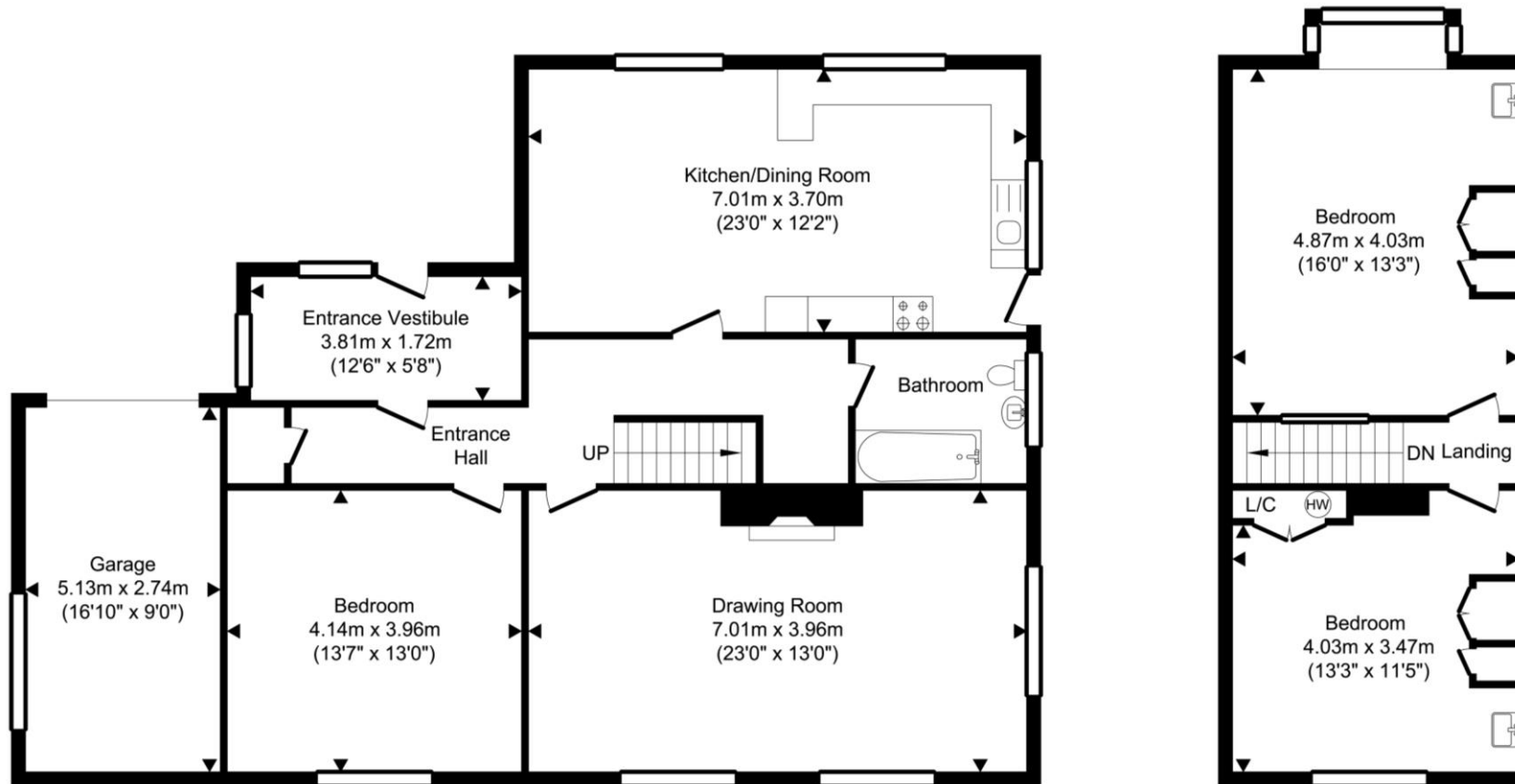
**SERVICES:** Main water, drainage and electricity are connected. Calor gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Babergh District Council, Corks Lane, Hadleigh, Ipswich, Suffolk, IP7 6SJ (01473 822801)

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



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Ground Floor  
Approximate Floor Area  
1214.60 sq. ft.  
(112.84 sq. m)

First Floor  
Approximate Floor Area  
441.53 sq. ft.  
(41.02 sq. m)

**TOTAL APPROX. FLOOR AREA 153.86 SQ.M. (1656.13 SQ.FT.)**

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