



Claywalls
39 Chapel Street, Steeple Bumpstead, Suffolk

**DAVID
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Claywalls, 39 Chapel Street, Steeple Bumpstead, Suffolk CB9 7DG

Steeple Bumpstead is a popular village which lies on the Essex and Suffolk borders, 20 miles from Cambridge, 10 miles from Saffron Walden and 22 miles from Bury St Edmunds. Rail links to London Liverpool Street are from Audley End Station (approx 12 miles away), the journey time being 50 minutes to an hour and from Sudbury, Suffolk (approximately 16 miles away). Steeple Bumpstead benefits from facilities including post office/off licence/general stores, 2 public houses, primary school and doctor's surgery, 2 churches and a petrol station.

This exceptional Grade II Listed 17th Century property is situated in the heart of the village convenient for local amenities. Dating back to 1614, the property has retained many original period features including impressive oak timbers, exposed fireplaces and sash windows complemented by a modern kitchen/breakfast room and stylish bathrooms. The property sits within large mature gardens accessed by remote controlled gates, incorporating a detached 2 bedroom annexe and a range of useful outbuildings. In all about 0.5 of an acre.

A substantial detached Grade II Listed property in the heart of the village.

Entrance into:

RECEPTION HALL A welcoming area with tiled flooring and stairs rising to the first floor with a cupboard under, display cabinet with cupboard under and door through to the:

DRAWING ROOM A stunning double aspect room displaying heavy exposed oak timbers and featuring a brick fireplace with a wood burning stove and oak bressumer over.

DINING ROOM A charming room featuring exposed beams and an attractive brick fireplace with wood burning stove.

KITCHEN/BREAKFAST ROOM Extensively fitted with a range of units under granite worktops with a central preparation island providing further storage. Integrated appliances include an electric oven and grill, 4 ring hob, AGA and dishwasher and there is space for a fridge freezer.

UTILITY With further storage, butler sink, plumbing for a washing machine, space for a tumble dryer, boiler serving radiators, door leading to the rear and quarry tiled flooring.

GARDEN ROOM A lovely light room with French doors opening to the garden.

STUDY Storage cupboard and outlook to the rear.

PLAYROOM Another light room with French doors leading to the garden, window into the kitchen and door to the utility room.

CLOAKROOM WC and wash basin.

First Floor

LANDING Features an airing cupboard and stairs rising to the second floor with cupboard under.

BEDROOM 1 A spacious double aspect room featuring exposed beams. **En-Suite** stylishly fitted with a white suite comprising a WC, wash basin, tiled shower cubicle and heated towel rail.

BEDROOM 2 A double aspect room with outlook to the front. **En-Suite** fitted with a white suite comprising a WC, wash basin, tiled shower cubicle and heated towel rail.

BEDROOM 3 Outlook to the front and wall to wall fitted wardrobes.

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BEDROOM 4 A charming room with exposed beams and outlook to the front.

FAMILY BATHROOM Tastefully fitted with a white suite comprising a WC, wash basin, bath with shower attachment, a large walk-in shower cubicle and a heated towel rail.

REAR LANDING With secondary staircase to the ground floor.

CLOAKROOM Featuring a WC and wash basin.

Second Floor

Recently converted, this useful area could be used as further bedroom accommodation or as a playroom/snug.

BEDROOM 5 Featuring a built in electric fireplace and exposed beams.

En-Suite comprising a WC, wash basin, bath with shower attachment, tiled floor and exposed chimney breast.

BEDROOM 6 A charming room with outlook to the rear.

Outside

The property sits in the heart of the village well screened behind a mature hedge line with attractive brick and flint wall and remote controlled double gates opening onto the drive. The gardens surround the property and are predominantly lawned with an extensive paved dining terrace enjoying a southerly aspect leading to a useful storage area to the side. The gardens incorporate a variety of **Outbuildings** including the:

ANNEXE Featuring an open plan **kitchen/living area** fitted with a range of units under worktops with space for various appliances, **2 bedrooms and bathroom** fitted with a WC, wash basin and bath with shower over.

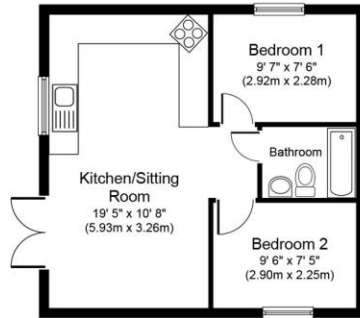
Off the driveway are **three timber outbuildings** 2 of which are used as sheds/storage with the third set up for use as an entertaining area with light, power and electric heating connected.

In all about 0.5 of acre.

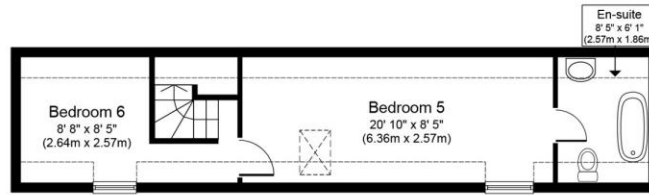
SERVICES Main water and electricity. Oil fired heating. **NOTE** None of the services have been tested by the agent.

LOCAL AUTHORITY Braintree District Council.

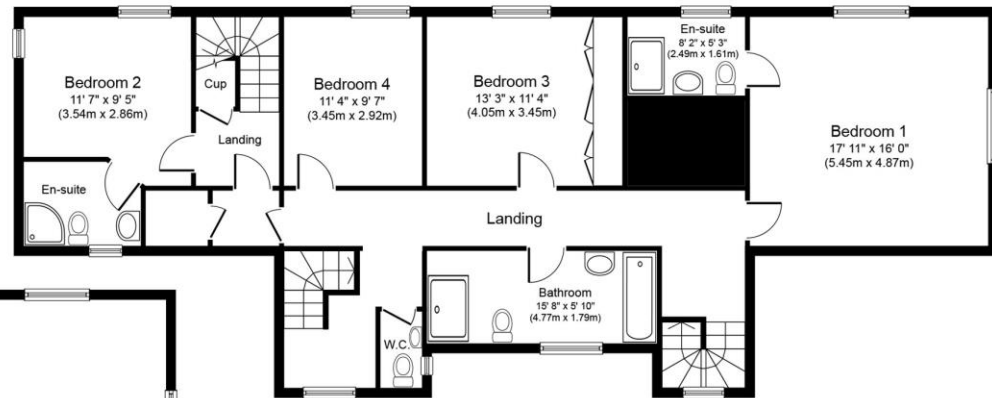
VIEWING Strictly by prior appointment only through DAVID BURR.



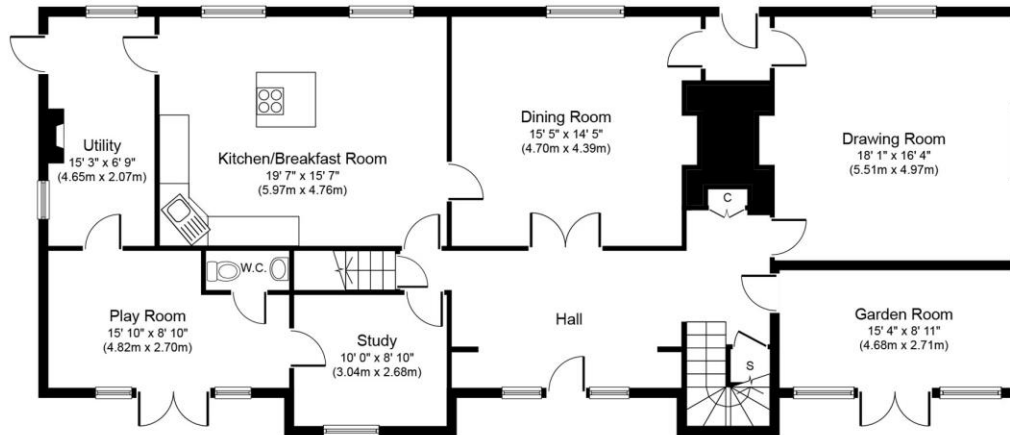
Annexe
Approximate Floor Area
409 sq. ft.
(38.0 sq. m.)



Second Floor
Approximate Floor Area
355 sq. ft.
(33.0 sq. m.)



First Floor
Approximate Floor Area
1,238 sq. ft.
(115.0 sq. m.)



Ground Floor
Approximate Floor Area
1,647 sq. ft.
(153.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

