



Henny Cottage
Great Henny, Sudbury, Suffolk

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Henny Cottage, Great Henny, Sudbury, Suffolk, CO10 7LS

Great Henny is a tranquil hamlet nestled in the Suffolk countryside whilst providing fast access to local road and rail links. The historic market town of Sudbury with its extensive range of amenities and branch railway link to London's Liverpool Street is about 2 miles north, whilst the city of Colchester is 15 miles and the market town of Halstead 5 miles. Stansted Airport is about a 50 minute drive.

This exceptional Grade II Listed period house offers flexible, versatile accommodation that would suit a range of different lifestyles. There is considerable character throughout which is further complemented by a garage, carport barn and generous garden. The property is located only a stone's throw from the village pub and is ideally placed for countryside walks. **In all about 0.61 acres.**

A splendid detached cottage occupying an exceptional position in the heart of a highly regarded village.

ENTRANCE HALL: An inviting area with a tiled floor, exposed beams and Suffolk latch doors to:

SITTING ROOM: 5.48m x 3.04m (18'0" x 10'0") A splendid room with a 13ft high ceiling, exposed beams, light oak flooring, leaded glass windows and an impressive inglenook fireplace with exposed chimney to the ceiling and inset log burning stove.

DINING ROOM: 5.53m x 3.68m (18'2" x 12'1") A charming room, well placed just off the kitchen with leaded glass windows, light oak flooring, exposed beams and chimney with fireplace below (currently sealed).

GARDEN ROOM: 6.95m x 3.45m (22'10" x 11'4" max) A lovely addition constructed in light Oak with an emphasis on natural light and incorporating a set of double doors which open onto terracing and the garden beyond.

SNUG: 3.47m x 2.28m (11'5" x 7'6") Currently utilised as a bedroom but offering potential as a study, playroom, etc.

KITCHEN/BREAKFAST ROOM: 3.81m x 3.58m (12'6" x 11'9") With exposed beams and an inglenook fireplace that now has matching units and a wine rack set within. There are a range of matching units and Oak wood worktops incorporating a single drainer sink unit with mixer tap over. Space/point for large range. Door to:

UTILITY: 1.85m x 1.77m (6'1" x 5'10") A useful area with a stable door to the garden, plumbing for washing machine, space for tumble dryer. Heated towel rail.

BEDROOM: 5.43m x 3.60m (17'10" max floor measurement x 11'10") With an 8ft ceiling height, light oak flooring and leaded glass windows overlooking the garden. Opening to:

Dressing area: With built in wardrobes and storage cupboards. Suffolk latch door to:

EN SUITE: 3.40m x 2.43m (11'2" x 8'0") A spacious room with fully tiled shower cubicle, double ended bath, WC and wash hand basin on a slate worktop with storage below.

BEDROOM: 3.35m x 2.56m (11'0" x 8'5") Offering potential as a snug, playroom, etc.

EN SUITE: Fully tiled shower cubicle, WC and wash hand basin with storage below.

FAMILY BATHROOM: Bath with period style fittings and shower attachment, WC and wash hand basin. Storage cupboard.

Offices at:

Long Melford 01787 883144 – Leavenheath 01206 263007 - Clare 01787 277811 – Castle Hedingham 01787 463404 – Woolpit 01359 245245 – Newmarket 01638 669035 – Bury St Edmunds 01284 725525 - London 020 78390888

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First floor

BEDROOM: 5.43m x 3.60m (17'10" max floor measurement x 11'10")
With exposed beams, leaded glass window and opening to:

BEDROOM 4: 4.34m x 2.87m (14'3" x 9'5") Exposed chimney.

OUTSIDE

A gravel drive provides ample **OFF-ROAD PARKING** and in turn leads to a **GARAGE WITH ATTACHED STORE.**

The gardens are a charming feature, finished in a traditional cottage style with shaped expanses of lawn bordered by colourful plants, trees and shrubs with a central rose lined pathway leading to the front door. The rear garden incorporates a terrace, generous garden area and abuts farmland to provide splendid open views. There is a separate vehicular access which leads to a useful garage/out building which has the potential to become a studio/office etc (subject to any necessary planning certificates).

In all about 0.61 acres.

AGENTS NOTES

As is not uncommon with properties of this ilk, some rooms are irregularly shaped and as such, the measurements contained within these particulars are intended as a guide only and should not be relied upon as entirely correct.

SERVICES: Mains water and electricity are connected. Private drainage. Oil fired heating to radiators. **NOTE:** None of the 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.



Ground Floor
Approximate Floor Area
1610.06 sq. ft.
(149.58 sq. m)

First Floor
Approximate Floor Area
358.17 sq. ft.
(33.09 sq. m)

TOTAL APPROX. FLOOR AREA 182.67 SQ.M. (1966.24 SQ.FT.)
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