



DAVID
BURR

**The Stone, 1 Stour Street,
Sudbury, Suffolk**



THE STONE, 1 STOUR STREET, SUDBURY, SUFFOLK, CO10 2AX

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

A unique townhouse with magnificent original features from a variety of periods of architecture including medieval and Georgian. The property provides spacious accommodation arranged over four storeys and includes three reception rooms, an open-plan kitchen/dining room, ground floor cloakroom and two useful cellars. On the first and second floors are five bedrooms and three bathrooms as well as a loft room with incredible views over the Sudbury town roofscape. A substantial fully walled rear garden contains a variety of specimen trees and there is the additional benefit of private off-road parking and a large garage.

A magnificent period town house with generous garden, off-road parking and garage.

Front door leading to:-

ENTRANCE HALL: An extremely impressive space with laminate wood effect flooring, high ceilings with exposed timbers, a dado rail running throughout and stripped pine architraves. Staircase rising to first floor and a door leading down to a cellar (see lower ground floor). Further doors leading to:-

SITTING ROOM: 21'5" x 16'5" (6.52m x 5.01m) With high ceilings, exposed timbers and large casement windows with secondary glazing and a fine view down Gregory Street. Exposed painted floorboards and a door connecting with the drawing room.

DRAWING ROOM: 22'8" x 18'9" (into recess) (6.92m x 5.71m) Part of a Georgian extension with a wealth of original period features including high ceilings, deep skirting, dado rails and ornate cornicing. Magnificent plasterwork across the walls and a particularly fine ceiling rose. Central open fireplace with a polished marble surround and hearth. Double doors opening onto terracing and twin windows with fitted plantation shutters.

STUDY: 14'8" x 13'1" (4.47m x 3.98m) A cosy room with exposed floorboards and timbers, feature fireplace and secondary glazed sash windows with views down Gainsborough Street and Gregory Street.

DINING ROOM: 12'1" x 11'3" (3.68m x 3.42m) Open-plan to the kitchen and with an exposed mellow red brick fireplace with oak bressumer over and plenty of space for a dining table and chairs. Tiled flooring, window to side and a boiler cupboard off. Open-plan to the:-

KITCHEN: 20'10" x 13'1" (max) (6.35m x 4.00m) Finished to a high standard with tiled flooring and matching range of base and wall level units with solid wood worksurfaces incorporating a one-and-a-half sink with mixer tap above and drainer to side and space for a free-standing Range cooker with tiled splashbacks and extractor fan over. Space and plumbing for a washing machine and further space for a tumble dryer and free-standing American style fridge/freezer. Exposed timbers and a door leading onto the rear garden. Further door leading to a second cellar (see lower ground floor). Underfloor heating controlled from the central heating system throughout.

Rear Hall: With exposed floorboards, door opening onto School Street, space for coats and shoes and further door leading to:-

Offices at:

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CLOAKROOM: Containing a WC and wash hand basin.

Lower Ground Floor

CELLAR: Accessed via a staircase leading from the main hallway, with power and light connected and providing a useful area of storage.

WINE CELLAR/HOME GYMNASIUM: Accessed from the kitchen with steps leading down to a substantial space with an arched mellow red brick ceiling and power and light connected.

First Floor

MAIN LANDING: With exposed timbers and staircase rising into loft space with potential for conversion, subject to planning. Doors leading to:-

BEDROOM 3: 13'5" x 12'10" (4.08m x 3.90m) A wonderful double bedroom with dual aspect outlook down Gregory Street and onto the church beyond and down Gainsborough Street towards the town centre. Pretty Victorian style cast iron feature fireplace.

BEDROOM 4: 10'6" x 8'2" (3.21m x 2.50m) With wonderful exposed oak floorboards and secondary glazed sash window with views down Gregory Street.

BEDROOM 5: 13'9" x 13'1" (4.20m x 4.00m) An double room with exposed oak floorboards, double-glazed sash windows and views down Gregory Street.

BATHROOM: Containing a free-standing roll top bath with chrome claw feet, mixer tap and shower attachment over, WC and wash hand basin.

FAMILY BATHROOM: A spacious room and containing a bath with tongue and groove panelling, corner shower with glass screen door and tiled surround, WC and pedestal wash hand basin. Door leading into bedroom 2.

Inner Landing: Arranged into two parts with exposed floorboards and timbers, fantastic cast iron Victorian fireplace with a wooden surround, useful storage cupboard off and a cast iron spiral staircase leading to the second floor.

BEDROOM 2: 20'5" x 14'7" (6.22m x 4.43m) Situated towards the rear of the house with fantastic high ceilings, twin sash windows allowing for plenty of natural light and an open feature fireplace with exposed brick and wooden surround.

BEDROOM 1: 20'7" x 19'7" > 13'7" (6.27m x 5.98m > 4.15m) A well-proportioned double room with dual aspect outlook and situated at the rear of the house. Two sash windows overlooking the rear and a door leading to:-

EN-SUITE: Containing a luxurious bath with a tiled surround and a double-width shower with glass sliding door. WC and pedestal wash hand basin. Electric underfloor heating throughout.

Second Floor

Lobby: With a thumb latch door leading to:-

LOFT ROOM: 21'3" x 15'7" (max) (6.47m x 4.74m) A fantastic space with exposed timbers and floorboards. Currently utilised as storage but which could easily be converted into further accommodation if required subject to any necessary consents. Bay window with a stunning roofscape view over Sudbury town with views of the church of St. Gregory and the United Reformed Church adjacent.

LOFT ROOMS FOR CONVERSION (subject to planning):

Accessed from stairs off of the main landing:

ROOM 1: 13'4" x 10'4" (4.00m x 3.10m) Ancient oak boarded floor area and window with views over Gregory Street.

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ROOM 2: 21'7" x 21'0" (6.49m x 6.30m) Pine boarded floor area, window with views over Gregory Street and ancient timbers with maximum height of **10'11"** (3.30m).

Outside

The property is approached via a private driveway accessible from School Street which provides **OFF-ROAD PARKING** for up to two vehicles. The driveway itself leads onto a:-

GARAGE: 18'8" x 14'1" (5.68m x 4.28m) With up-and-over door and power and light connected.

To the rear of the property is a sunny paved terrace ideal for entertaining and dining alfresco. The rear garden itself is fully walled in an attractive mellow red brick and contains an area of lawn which is sheltered by a variety of mature specimen trees including a Robinia pseudoacacia, Walnut Tree and a Yew Tree. In one corner of the garden is a **FOLLY** which is useful for garden storage as well as two **TIMBER STORAGE SHEDS**.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating by radiators. Underfloor heating to the kitchen and en-suite bathroom to bedroom 1. **NOTE:** None of these services have been tested by the agent.

AGENTS NOTES

The property is Grade II Listed and thought to date back to around the 1600s with subsequent Georgian alterations.

EPC RATING: EPC Exempt.

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

Council Tax Band: F

TENURE: Freehold

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Lower Ground Floor
Approximate Floor Area
239.28 sq. ft.
(22.23 sq. m)

Ground Floor
Approximate Floor Area
1772.38 sq. ft.
(164.66 sq. m)

First Floor
Approximate Floor Area
1768.40 sq. ft.
(164.29 sq. m)

Second Floor
Approximate Floor Area
298.59 sq. ft.
(27.74 sq. m)

Garage
Approximate Floor Area
274.26 sq. ft.
(25.48 sq. m)

Cellar
Approximate Floor Area
120.12 sq. ft.
(11.16 sq. m)

TOTAL APPROX. FLOOR AREA 4473.05 SQ.FT. (415.56 SQ.M.)

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