



DAVID
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FOR SALE
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**Thatched Cottage, The Row,
Hartest, Suffolk**



THATCHED COTTAGE, THE ROW, HARTEST, BURY ST. EDMUNDS, SUFFOLK, IP29 4DJ

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, 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.

A charming four-bedroom detached cottage situated in one of the area's most sought-after villages offering an abundance of character with charming cottage style grounds abutting open countryside. The cottage is beautifully presented throughout with three generous double bedrooms, two bathrooms and three reception rooms. The property also enjoys ample off-road parking, barn-like garaging and workshop. This property is being offered with **NO ONWARD CHAIN**.

A delightful four-bedroom detached character cottage abutting open countryside with off-road parking and workshop.

A solid wood and glass panel door leading to:-

ENTRANCE HALL: Finished with a Suffolk brick floor which continues into the kitchen and snug with built-in airing cupboard.

SITTING ROOM: 14'2" x 12'2" (4.32m x 3.71m) A charming room with large casement window to the front, exposed wall and ceiling timbers with a large inglenook fireplace with brick hearth, oak surround and bressumer beam with inset log burner and feature bread oven.

DINING ROOM: 12'8" x 11'1" (3.86m x 3.38m) A more formal room neighbouring the kitchen with large window offering pretty views over the rear garden.

KITCHEN: 11'8" x 11'8" (3.56m x 3.56m) Fitted with a wide range of country style units finished with a thick marble effect worktop with attractive tile splashback, large window offering views over the rear garden and countryside beyond. Integrated appliances include a one-and-a-half oven, ceramic hob with extractor above, sink with drainer unit and mixer tap with space for a large American style fridge/freezer. Further storage found in a large walk-in pantry with shelving offering an abundance of cold storage.

SNUG: 13'9" x 12'3" (4.19m x 3.73m) A charming double aspect room with exposed timbers, inglenook fireplace with brick surround, inset log burner and staircase leading to bedroom 2.

Inner Hall: Solid wooden panel door leading to rear garden terrace, useful walk-in storage cupboard, stairs leading to first floor landing and solid wooden doors leading to:-

BEDROOM 1: 14'0" x 11'1" (4.27m x 3.38m) A double aspect room with exposed wall and ceiling timbers, built-in wardrobe and useful alcoves for other bedroom furniture.

SHOWER ROOM: A three-piece suite consisting of a close coupled WC, pedestal wash hand basin, walk-in double shower cubicle with attractive tile surround, heated towel rail and plumbing for washing machine.

BATHROOM: A three-piece suite consisting of a large panel bath with overhead shower and shower screen, close coupled WC, pedestal wash hand basin with views over the rear garden.

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First Floor

BEDROOM 2: 14'2" x 13'1" (4.32m x 3.99m) A generous second bedroom with pretty views over the rear garden and exposed timbers. In this room there is a door leading to bedroom three which also has access from a secondary staircase via the landing.

LANDING: Double built-in wardrobe and opening leading to:-

BEDROOM 3: 14'2" x 11'3" (4.32m x 3.43m) A double aspect room with views over both the front and rear garden with exposed timbers and built-in double wardrobe.

BEDROOM 4/DRESSING ROOM: 10'5" x 8'0" (3.18m x 2.44m) Currently utilised as a study/dressing room for bedroom three but could also work well as a fourth bedroom.

Outside

A shingle driveway provides **OFF-ROAD PARKING** and in turn access to the **GARAGE** with up-and-over-door, power connected and windows overlooking the rear garden. To the side of this you will find a further barn like **WORKSHOP** with stable door to the front, power connected and windows to three aspects. To the front boundary there is an attractive flint and brick wall with steps leading to the front door. The front garden has been landscaped for low maintenance with well-stocked borders of rose bushes and lavender. Side access gate leading to rear garden.

To the immediate rear of the property you will find a terrace seating area which is a great space for entertaining with pretty views over the rear garden and rolling countryside beyond. The garden is predominantly laid to lawn with well-stocked brick raised borders of shrubs, hedges, rose bushes, lavender and other seasonal flowers. A footpath with box hedging leads you to the back of the garden where you will find an allotment space with a number of fruit trees and useful storage sheds. A gate in the rear garden fence

provides access to a footbridge leading onto a footpath for countryside walks and accessing the centre of the village.

GARAGE: 15'11" x 10'5" (4.85m x 3.18m)

WORKSHOP: 21'8" x 9'10" (6.60m x 3.00m)

SERVICES: Main water and drainage. Main electricity connected. Electric heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Exempt.

AGENTS NOTES

The property is Grade II Listed.

The property is situated in a conservation area.

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

COUNCIL TAX BAND: E

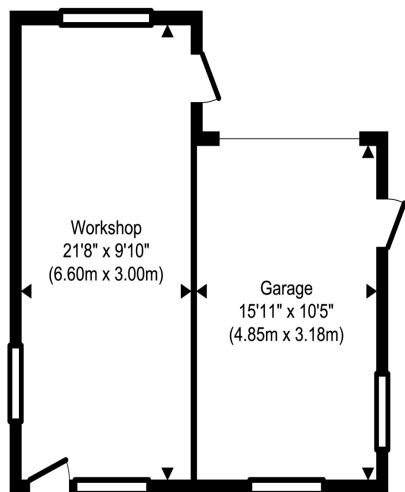
TENURE: Freehold

WHAT3WORDS: <https://what3words.com/media.situates.monk>

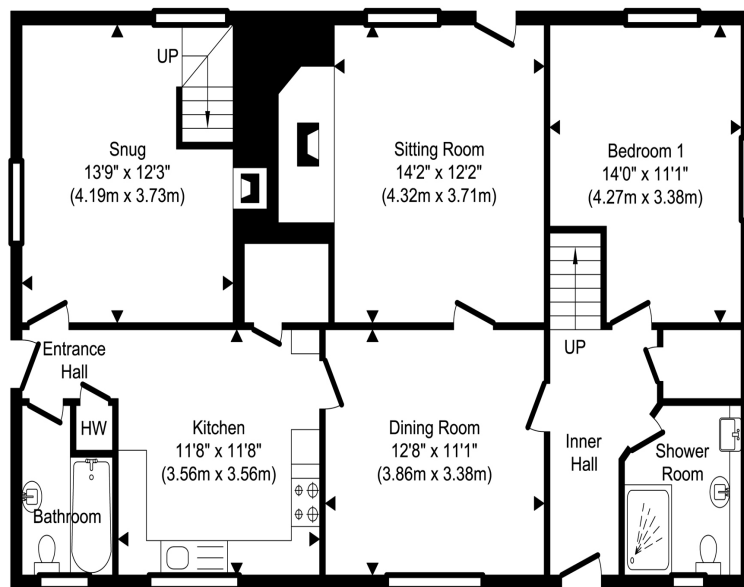
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

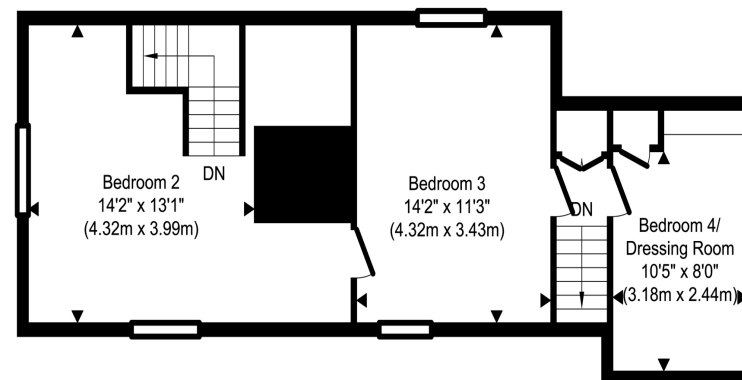
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Outbuilding
Approximate Floor Area
384.27 sq. ft.
(35.70 sq. m)



Ground Floor
Approximate Floor Area
1091.67 sq. ft.
(101.42 sq. m)



First Floor
Approximate Floor Area
562.41 sq. ft.
(52.25 sq. m)

TOTAL APPROX. FLOOR AREA 2038.36 SQ.FT. (189.37 SQ.M.)

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