



**The Red House,  
Shimpling, Suffolk**

**DAVID  
BURR**



# THE RED HOUSE, SHIMPLING, BURY ST. EDMUNDS, SUFFOLK, IP29 4HX

Shimpling is a popular village full of interesting cottages and period houses, many of which were built in the 19th Century by Thomas Halifax, a wealthy London banker and great benefactor of Shimpling. There is a thriving village pub, social club and Parish Church with All Saints Primary School located in Lawshall approximately 2.5 miles distant. The Cathedral town of Bury St Edmunds (9 miles) and the market town of Sudbury (8 miles) both provide an extensive range of amenities, schooling for all ages and the latter, a commuter rail link to London's Liverpool Street Station.

A detached early Victorian house in a rural location in need of modernisation throughout. The property contains accommodation arranged over two storeys including two reception rooms, a kitchen and a ground floor shower room with three bedrooms on the first floor. Generous gardens with open expanses of lawn abut open countryside with wonderful views and there is a further benefit of extensive parking and a detached double garage. In all about 0.34 acres (sts). **NO ONWARD CHAIN.**

## A detached unlisted period property in need of modernisation set within 0.34 acres (sts).

**ENTRANCE VESTIBULE:** Leading to:-

**ENTRANCE HALL:** With staircase rising to first floor, storage cupboard off and an opening leading beneath the stairs with further storage and into an inner hallway.

**SITTING ROOM: 15'7" x 12'10"** (4.76m x 3.90m) Well-proportioned with a feature fireplace with tiled surround and large window overlooking the front garden.

**DINING ROOM: 13'4" x 11'6"** (4.06m x 3.51m) Overlooking the front garden and with a door connecting to:-

**KITCHEN: 15'10" x 7'9"** (4.83m x 2.36m) With a range of base and wall level units with a double Hotpoint oven, Hotpoint electric hob and a sink with mixer tap over and drainer to side. Space and plumbing for dishwasher or washing machine and further space for additional free-standing appliances. uPVC glass panel door leading to:-

**LEAN TO: 11'9" x 4'0"** (3.57m x 1.22m) A useful space with double-glazed windows overlooking the gardens and countryside beyond.

**Inner hallway:** With a large storage cupboard off and doors leading to:-

**SHOWER ROOM:** Containing a double-width shower with glass sliding door, a wash hand basin with storage units below and a chrome heated towel rail.

**CLOAKROOM:** Containing a WC.

### First Floor

**LANDING:** With access to loft storage space, window with wonderful views over farmland and doors leading to:-

**BEDROOM 1: 13'5" (max) x 11'6"** (4.10m x 3.51m) A double bedroom with two sets of fitted wardrobes, one with fitted shelving. Window with beautiful countryside outlook.

**BEDROOM 2: 13'6" x 10'2"** (4.11m x 3.09m) A further double bedroom with dual aspect outlook.

**BEDROOM 3: 10'2" x 7'6"** (3.09m x 2.28m)

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## Outside

To the side of the property is a brick paved driveway enclosed by laurel hedging and accessed through an electric remote operated five-bar gate which expands into a wide area of parking. Off of the driveway is a:-

**DOUBLE GARAGE: 20'4" x 19'7"** (6.19m x 5.96m) With one electric up-and-over door and one manual, and power and light connected. Personal door to side and opening leading through to:-

**WORKSHOP: 19'6" x 8'1"** (5.95m x 2.46m) Also with power and light connected and a further personal door. External plug sockets and lighting.

The property benefits from a generous side garden which is formed of a large area of lawn containing a working well and a carp pond. The garden immediately abuts open countryside with wonderful far-reaching views.

## Agents Notes

Purchasers should be aware that there will be a time limited covenant preventing the erection of a second dwelling within the garden between the house and neighbouring property. For more information on the nature of the restriction please contact the office.

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

**EPC RATING:** Band E – A copy of the energy performance certificate is available on request.

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

**COUNCIL TAX BAND:** E

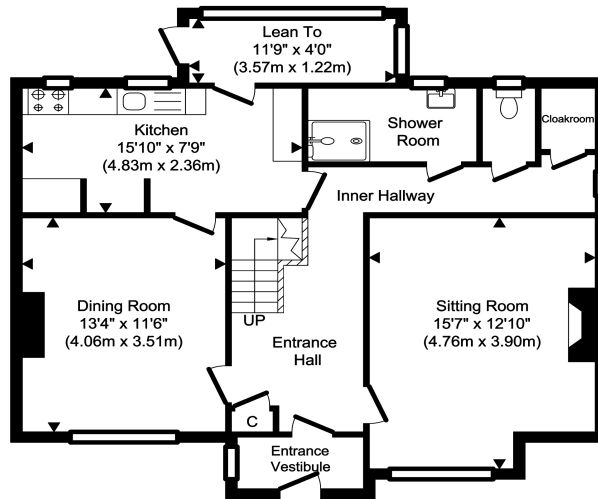
**TENURE:** Freehold

**WHAT3WORDS:** <https://what3words.com/crispier.regret.lanes>

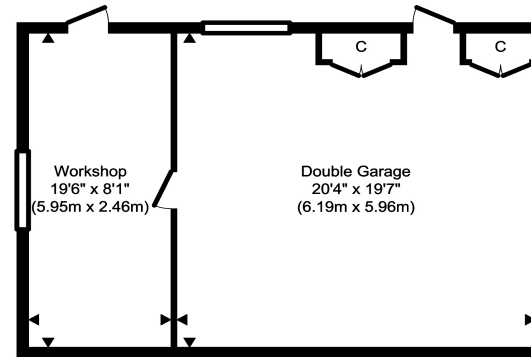
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.

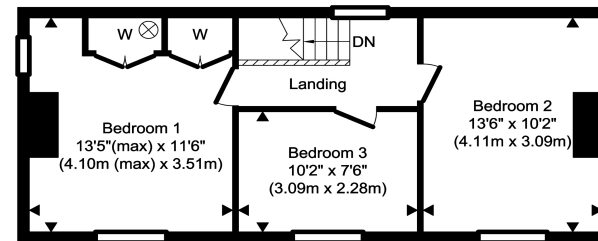
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Ground Floor  
Approximate Floor Area  
789.53 sq. ft.  
(73.35 sq. m)



Outbuilding  
Approximate Floor Area  
561.33 sq. ft.  
(52.15 sq. m)



First Floor  
Approximate Floor Area  
432.17 sq. ft.  
(40.15 sq. m)

TOTAL APPROX. FLOOR AREA 1783.04 SQ.FT. (165.65 SQ.M.)

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