



**Coles Farm
Belchamp Otten, Sudbury**

**DAVID
BURR**



Coles Farm, The Street, Belchamp Otten, Sudbury, Suffolk CO10 7BG

The pretty village of Belchamp Otten is situated on the Suffolk/Essex border with both a church and public house. The nearby village of Belchamp St Paul offers further facilities including a primary school with a full range of amenities available at nearby Clare and Sudbury.

A charming Grade II Listed Farmhouse situated in generous 0.7 acre grounds on the edge of this well regarded village backing onto open countryside. The property is complemented by a range of original features, exposed beams and attractive fireplaces and further benefits from extensive gardens, off road parking for multiple vehicles and a double cart lodge.

A Charming Grade II Listed Farmhouse situated in 0.70 acres backing onto open countryside.

Entrance via:

ENTRANCE PORCH With brick flooring, exposed brickwork, storage cupboard and access to the:

DRAWING ROOM A spacious dual aspect room with exposed beams, charming fireplace with wooden mantel with log burning stove set upon a brick hearth and storage built into the chimney recesses.

SITTING ROOM A lovely light room with exposed beams and brickwork, leaded light windows, inglenook fireplace and door opening to the staircase leading to the first floor and door through to the:

STUDY A delightful room with exposed beams, brick flooring and outlook to the front.

DINING ROOM Another charming room with leaded light windows, exposed beams, brick tile flooring leading through to the:

OFFICE With outlook to the rear.

REAR HALLWAY Providing access to a secondary staircase leading to the first floor.

KITCHEN/BREAKFAST ROOM A charming farmhouse kitchen with Aga built into the chimney recess with a range of wall and base units under solid worktop with Butler sink inset.

Integrated appliances include an electric cooker, two ring electric hob, secondary oven/grill. Door leading to the rear, vaulted ceiling, brick tile flooring and door through to the:

UTILITY/BOOT ROOM Another lovely and practical vaulted room with a range of further wall and base units under worktop with Butler sink inset, housing for boiler, space and plumbing for a washing machine and stable door to the rear.

CLOAKROOM With WC and wash hand basin and tiled flooring.

BATHROOM With panel bath, separate tiled shower cubicle, pedestal sink unit and heated towel rail.

CELLAR Accessed via a trapdoor and providing useful space.

First Floor

A split-level landing with access to the bedrooms.

BEDROOM 1 A generous master bedroom, vaulted into the ceiling with the exposed beams, original mullion windows, large cupboard, Victorian fireplace and with steps down to the **En-Suite** comprising panelled bath with shower attachment over, WC, pedestal sink unit, bidet and a heated towel rail.

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BEDROOM 2 Another charming double bedroom with triple aspect views across the grounds and a door with steps down leading to the **En-Suite Shower Room** comprising tiled shower cubicle, WC and pedestal sink unit.

BEDROOM 3 A stunning vaulted room with outlook to the front and access to the roof space.

BEDROOM 4 Accessed via a secondary staircase with lobby landing, exposed beams and outlook to the side.

Outside

A gravel driveway providing parking and turning for multiple vehicles in turn leads to the **DOUBLE GARAGE** and **Store Room** with light and power connected and **Lean-to Log Store**. The charming front gardens feature an expanse of traditional lawn enclosed with mature front hedging and wrought iron gates with pathway leading to the front door with a range of flower beds. The property sits well within its plot, with an area of wild lawn, mature trees to the right-hand side of the property leading through to the rear with a charming pond, further areas of traditional lawn with mature trees, a kitchen garden and gates leading through to an expansive wildflower meadow.

In all about 0.7 of an acre.

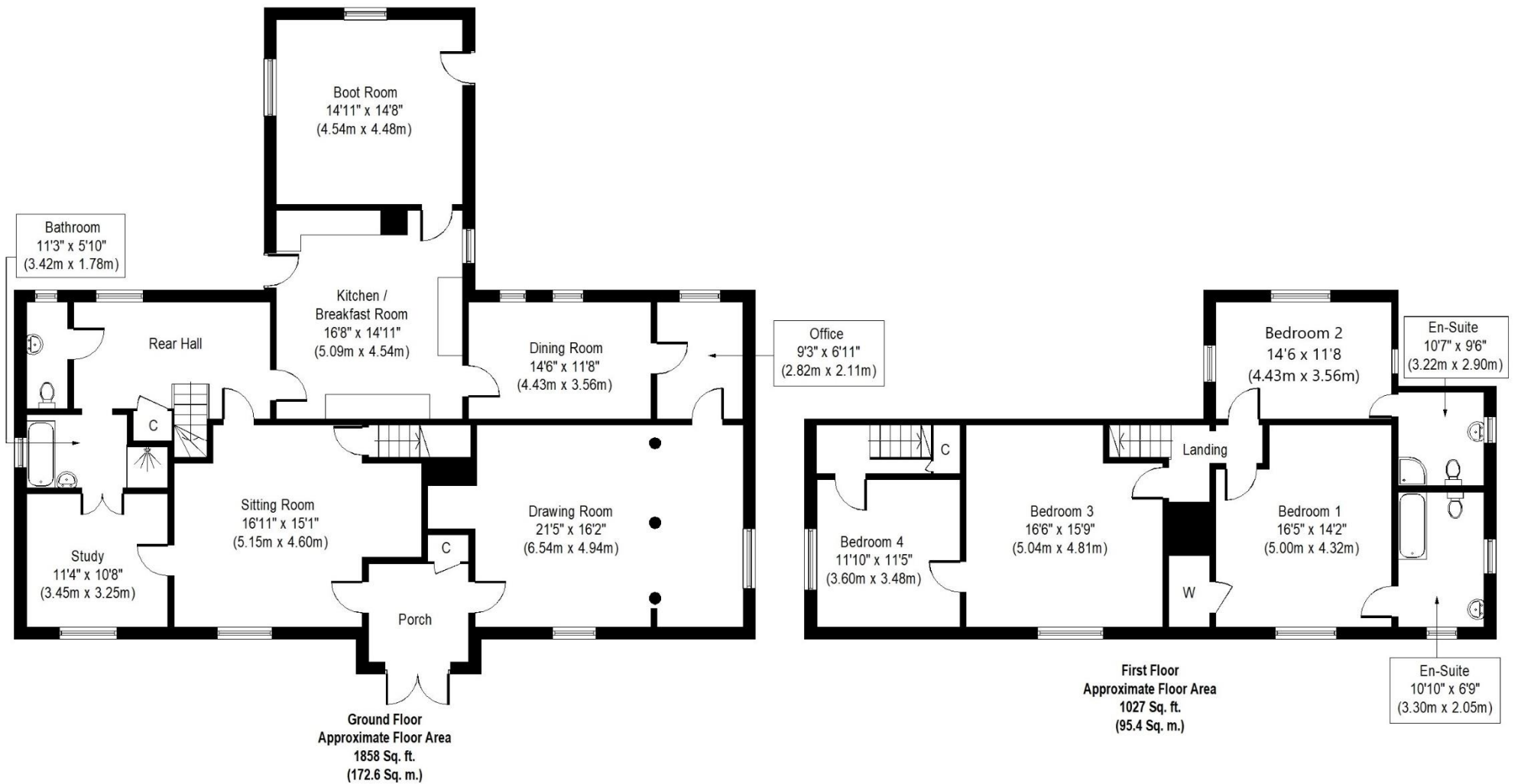
SERVICES: Septic tank, electricity and oil-fired heating.

LOCAL AUTHORITY: Braintree District Council. Council Tax Band: G. £3,291.78 per annum.

VIEWING: Strictly by appointment through David Burr – 01787 277811.

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