



**2 Coles Barn
Belchamp Otten, Sudbury**

**DAVID
BURR**



2 Coles Barn, 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.

This attractive 19th Century semi detached barn conversion is situated in a quiet, rural location overlooking open countryside. The property offers well proportioned living accommodation with a flexible layout and benefits from a range of useful outbuildings which could be extended to create further living accommodation, subject to the necessary planning consents. The property sits within large mature gardens with plenty of parking measuring in all about 0.5 acres.

A substantial barn conversion with outbuildings in a quiet, rural location.

Entrance into:

RECEPTION HALL An impressive and welcoming hallway with tiled flooring, stairs rising to the galleried landing and opening through to the:

DINING AREA With French doors leading to the terrace.

DRAWING ROOM A charming room featuring an attractive fireplace with wood burner and outlook to the front.

STUDY With a range of fitted cupboards and outlook over the rear garden.

KITCHEN/DINING/FAMILY ROOM A beautiful light and airy open-plan room with a vaulted ceiling fitted with a range of wall and base units under Corian worktops with sink inset. Quality integrated appliances include Rangemaster cooker, fridge, freezer, wine cooler, water softener and hot tap with views looking out onto the garden.

UTILITY ROOM Fitted with further units under wooden worktops, double butler sink, plumbing for a washing machine and dryer, brick flooring and a door leading to the side and staircase to:

BEDROOM 4 With views to the front and **En-Suite** stylishly fitted with WC, wash basin and shower cubicle.

CLOAKROOM Fitted with a WC and hand wash basin.

First Floor

LANDING This delightful galleried landing enjoys views over open countryside to the front and doors to:

BEDROOM 1 A light, triple aspect room enjoying views to the front with vaulted ceiling, skylight and exposed beams.

BEDROOM 2 Also vaulted and outlook to the front.

BEDROOM 3 With exposed beams and outlook to the rear.

BATHROOM Stylishly equipped with a white suite comprising a WC, wash basin, bath with shower attachment over, tiled shower cubicle, airing cupboard and tiled floor.

Outside

The property is approached via 5 bar gates leading onto an extensive gravelled driveway providing parking and turning for multiple vehicles leading to a variety of useful outbuildings. **DOUBLE CARTLODGE** with light and power connected. **WORKSHOP** with power and light.

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STABLE Also of brick construction with light and power connected.

GARDEN STORE/BOILER HOUSE A useful storage building.

THE GARDENS The property sits behind lawned front gardens whilst to the rear an extensively paved terrace enjoys a south westerly aspect with steps leading up to the lawn. The garden to the rear has been extensively landscaped featuring two ponds a large vegetable patch with raised beds and a wooden greenhouse and shed.

AGENTS NOTE: The property has its own bore hole that supplies water to three taps which are located at various points within the garden. The property falls within a curtilage listing.

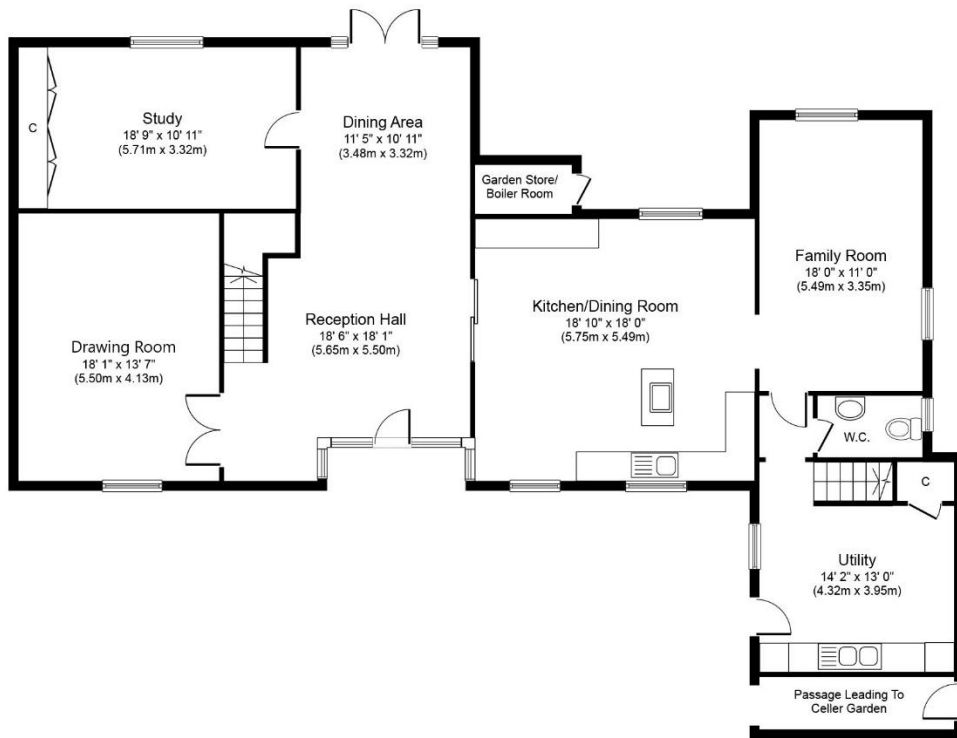
SERVICES: Septic tank, electricity and oil-fired heating.

LOCAL AUTHORITY: Braintree District Council. Council Tax Band: F. £2,827.88 per annum.

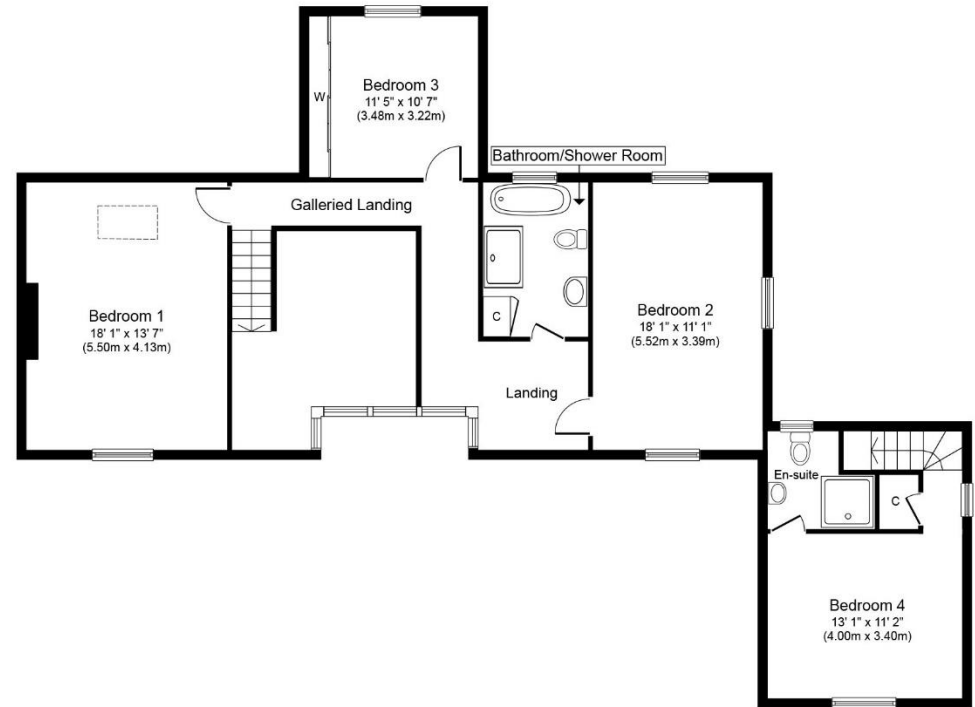
VIEWING: Strictly by appointment through David Burr – 01787 277811.

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Ground Floor
Approximate Floor Area
1,606 sq. ft.
(149.2 sq. m.)



First Floor
Approximate Floor Area
1,244 sq. ft.
(115.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

