



**1 The Green,  
Hartest, Suffolk**

**DAVID  
BURR**



# 1 THE GREEN, HARTEST, BURY ST. EDMUNDS, SUFFOLK, IP29 4DH

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 five-bedroom village home boasting many original characterful features as well as a beautifully landscaped garden, double garage with office space as well as a brick and flint studio that could hand itself to secondary accommodation (stp).

## A five-bedroom village house with landscaped garden, off-road parking and garaging.

Solid wooden door leading to:-

**ENTRANCE HALL: 27'2" x 5'1"** (8.28m x 1.55m) With space for shoes and coats, window overlooking the front with glass panel doors offering views over the rear garden. Finished with a Suffolk white brick floor with exposed timbers and brickwork with open studwork leading to the dining room.

**DINING ROOM: 17'6" x 11'1"** (5.33m x 3.38m) A charming room with pretty views over the rear garden, exposed timbers and studwork featuring original timber framed windows.

**DRAWING ROOM: 16'7" x 12'4"** (5.05m x 3.76m) A beautiful double aspect room with views over the rear garden and pond as well as the side courtyard terrace with flint wall backdrop. Exposed timbers and solid wooden door leading to:-

**SITTING ROOM: 17'0" x 11'9"** (5.18m x 3.58m) Although a large elegant room, it has a particularly cosy feel being situated in the middle of the house with large inglenook fireplace with brick hearth, oak bressumer beam with detailing and inset log burner. Like the aforementioned reception rooms this room enjoys pretty views over the rear garden.

**KITCHEN/BREAKFAST ROOM: 16'0" x 14'11"** (4.88m x 4.55m) The kitchen is fitted with a wide range of traditional Neptune shaker style cupboards finished with a thick Quartz worktop, matching return and incorporating a double butler sink with mixer tap and space for large Range

cooker with charming views over the village green. Space for a large fridge/freezer. Walk-in pantry.

**UTILITY ROOM:** Accessed off the kitchen, this is a particularly practical room with solid side access door with space for washing machine, dishwasher and further freezer.

**STUDY: 10'5" x 6'9"** (3.18m x 2.06m) Window to the front offering pretty views over the green beyond with quadruple cupboard offering useful slide storage.

**CLOAKROOM:** A two-piece suite consisting of a pedestal wash hand basin, close coupled WC and attractive tiled splashback with useful storage cupboard.

### First Floor

**LANDING:** A vaulted space with Velux window allowing natural light to pour into this room with original floorboards, exposed chimney breast brickwork and timbers with stairs leading to second floor and solid wooden doors leading to:-

**MASTER BEDROOM: 11'8" x 11'7"** (3.56m x 3.53m) A double aspect room offering pretty views over the village green with triple built-in wardrobe and door leading to:-

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**EN-SUITE:** A four-piece suite consisting of a large panel bath with overhead shower, shower screen, mixer tap and attractive tile surround, bidet, pedestal wash hand basin, close coupled WC and useful storage cupboard.

**BEDROOM 2: 13'1" x 11'9"** (3.99m x 3.58m) Another vaulted room exposing stunning roof timbers with views over the rear garden, double built-in wardrobe and door leading to:-

**EN-SUITE:** Hidden in what looks to be a wardrobe you will find a close coupled WC and wash hand basin.

**BEDROOM 3: 17'3" x 12'0"** (5.26m x 3.66m) A generous third bedroom that is also vaulted with exposed timbers, large cupboard and stunning views over the rear garden with space to create a further en-suite if needed with plumbing found below (subject to planning).

**BEDROOM 4: 12'5" x 8'5"** (3.78m x 2.57m) Another vaulted room with exposed timbers and useful storage cupboard with low-level views over the rear garden.

**FAMILY BATHROOM:** A more recently fitted suite consisting of a double walk-in shower with attractive tiled surround, overhead shower, wash hand basin with vanity unit, WC and heated towel rail cleverly fitted between studwork and exposed timbers, finished with a stone tiled floor with underfloor heating.

## Second Floor

**BEDROOM 5: 14'6" x 7'4"** (4.42m x 2.24m) A Velux window from this room at eye-level provides some of the best views over the village green with three useful eaves storage cupboards. This room has generous ceiling height in the centre reducing with the roof line to the edges.

## Outside

Situated on the village green, the property is nicely set back and accessed via a shingle drive crossing the green with block paved drive providing **OFF-ROAD PARKING** for one vehicle to the front with further parking and garaging found to the rear. Paved steps lead to the front door with side access gate to the rear.

The grounds and outbuildings associated with the main house are one of the property's most attractive features split into three distinct areas, the first being a traditional **cottage style garden** with initial terrace seating area providing a great space for entertaining, a well manicured lawn that meandres its way to the rear of the garden passing a range of well-stocked colourful borders full of seasonal colour, rose bushes, a range of shrubs and mature trees. A pond to one side hosts a range of wildlife, lillies and long grasses with an attractvie flint wall backdrop. The side **courtyard garden** offers a peaceful seating area with raised borders, a range of rose bushes with a brick-built BBQ area and flint wall surround. Beyond this you will find a **walled garden** that makes up the third part of the grounds which plays host to a large raised bed with climbers, flowerbeds full of colour, a range of fruit trees as well as a vegetable patch, fruit cage and **GREENHOUSE**.

Beyond this you will find a large **DOUBLE GARAGE: 18'1" x 17'10" < 26'2"** (into eaves) (5.51m x 5.44m < 7.98m) built out of a soft red brick and flintwork with electric up-and-over door and stairs leading to first floor **OFFICE: 18'1" x 15'3"** (5.51m x 4.65m). Found to the rear is an additional room measuring **18'1" x 7'5"** (5.51m x 2.26m) with engineered oak flooring. Currently used as a laundry but could also be used as an office.

To the rear of the main cottage style garden you will find a beautiful brick and flint outbuilding that has been utilised as an artist's **studio**. This is a well-insulated building with pretty views over the garden with lighting and power connected as well as water. This building could be converted into secondary accommodation with the introduction of drainage and necessary planning.

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## STUDIO:

**ENTRANCE HALL:** 10'2" x 7'8" (3.10m x 2.34m)

**STUDIO:** 22'2" x 10'7" (6.76m x 3.23m)

**OFFICE:** 12'6" x 10'6" (3.81m x 3.20m)

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

## AGENTS NOTES

The property is Grade II listed and is situated in a conservation area.

**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.

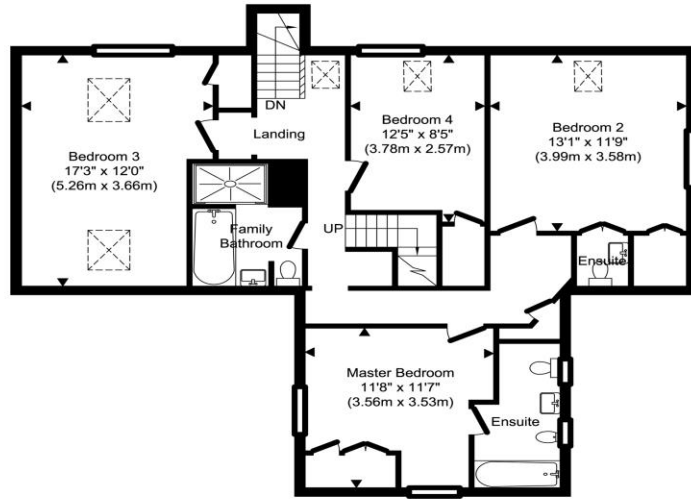
**WHAT3WORDS:** ///estimates.selects.adjusted

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

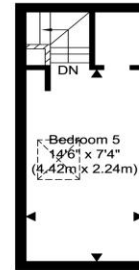
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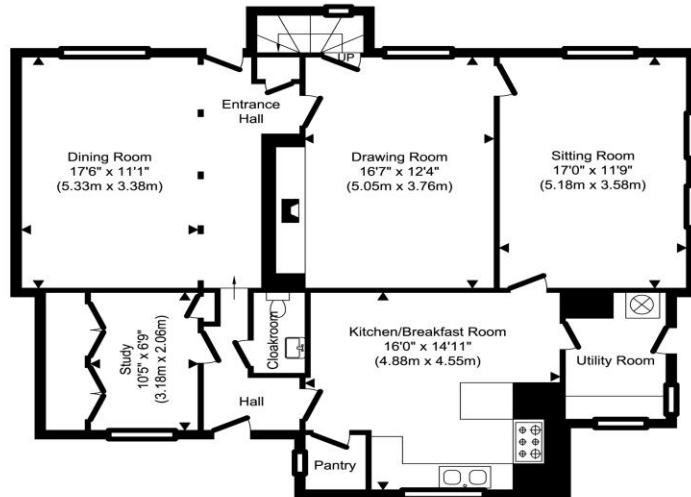




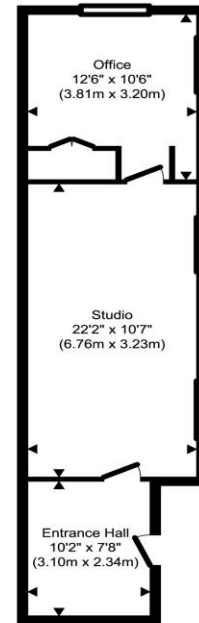
First Floor  
Approximate Floor Area  
982.85 sq. ft.  
(91.31 sq. m)



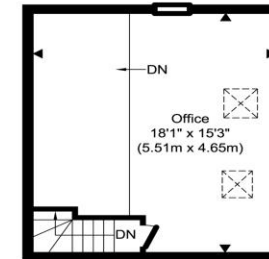
Second Floor  
Approximate Floor Area  
138.63 sq. ft.  
(12.88 sq. m)



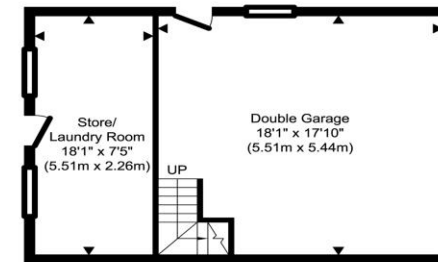
Ground Floor  
Approximate Floor Area  
1236.98 sq. ft.  
(114.92 sq. m)



Outbuilding  
Approximate Floor Area  
453.69 sq. ft.  
(42.15 sq. m)



Garage First Floor  
Approximate Floor Area  
275.77 sq. ft.  
(25.62 sq. m)



Garage Ground Floor  
Approximate Floor Area  
462.52 sq. ft.  
(42.97 sq. m)

TOTAL APPROX. FLOOR AREA 3550.47 SQ.FT. (329.85 SQ.M.)  
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