



**Babel Green Farm
Hundon, Suffolk**

**DAVID
BURR**

Babel Green Farm, Lower Road, Hundon, Sudbury, Suffolk CO10 8DZ

Hundon is a popular village with pub and Parish church, together with a primary school and village shop. It stands about 3½ miles north of the historic small town of Clare, which provides a good range of day to day amenities including a doctor's surgery, post office, chemist and various shops and public houses. A wider range of facilities can be found in Haverhill (5 miles away), Bury St Edmunds 16 miles and Cambridge 23 miles.

A charming unlisted period farmhouse situated in a quiet semi-rural village location within a short walk of the village amenities and public house. The property is situated upon a generous plot with gardens encompassing the property on all sides, off-road parking for multiple vehicles and the potential to create garaging. The property is in need of some cosmetic and minor renovation works.

A charming and unlisted period farmhouse situated in a quiet semi-rural village location within a short walk of the village amenities.

Entrance into:

SITTING ROOM With dual aspect windows, French doors leading to the garden and feature fireplace.

DINING ROOM Another charming reception room of dual aspect with an attractive fireplace with log burning stove set upon a brick tile hearth with bressummer over, plenty of space for dining table and chairs. Door leading through to the:

KITCHEN With quarry tiled flooring and comprising a range of wall and base units under worktop with 1.5 bowl ceramic sink inset, space for a range-style cooker and space and plumbing for a washing machine, tumble drier and fridge/freezer. Understairs storage cupboard. Stairs leading to the first floor and door leading to the garden.

REAR HALL A rear hallway with access to the:

UTILITY ROOM With a mezzanine level above with space and plumbing for further appliances.

SHOWER ROOM with tiled shower cubicle, WC, pedestal sink unit and extensively tiled walls and flooring.

GARDEN ROOM A more recent addition to the property with French doors leading to the gardens and a door leading to the Car Port.

First Floor

LANDING With storage cupboard and rooms off.

BEDROOM 1 A spacious dual aspect double bedroom with built-in wardrobes.

BEDROOM 2 Another charming dual aspect double bedroom with airing cupboard, wardrobe and wash-hand basin.

BEDROOM 3 With storage cupboard and outlook to the rear.

SHOWER ROOM With tiled shower cubicle, WC, pedestal sink unit.

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Outside

The property is approached via a driveway providing parking for several vehicles with gates leading into the rear garden providing further parking with a shingled driveway leading to a covered **CAR PORT**. The rear gardens feature an expansive paved dining terrace set adjacent mature flower beds and access through the Car Port leads to a covered **WORKSHOP AREA**. The pretty front gardens are traditionally lawned with a range of mature trees, flower beds and an extensive dining terrace, ideal for alfresco entertaining with a range of trees and mature hedging/screen the property from the road and a footpath leading to the front door. Steps lead up to a work-like area with storage and greenhouse.

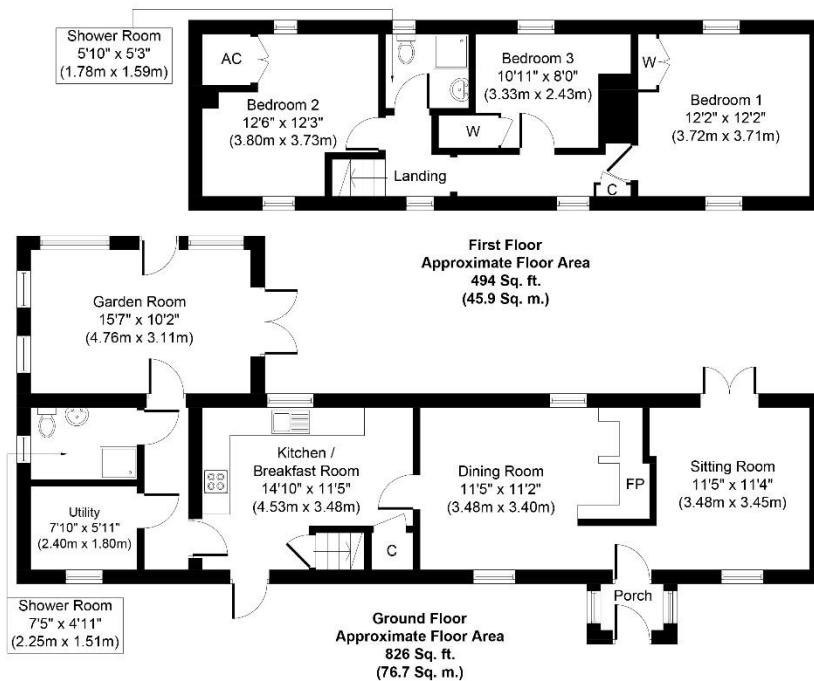
SERVICES: Main drains, electricity and gas-fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council. Council Tax Band: E. £2,448.32 per annum.

EPC RATING: E.

VIEWING: Strictly by prior appointment through DAVID BURR.

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