



DAVID
BURR

**Serenity House and Cottages, Brook Street,
Glemsford, Suffolk**

Glemsford is a popular village situated to the West of Long Melford. The village offers many amenities including a school, doctors surgery, public transport facilities and has a selection of shops and public houses. Surrounded by open countryside and farmland, the village is conveniently situated for Long Melford, Sudbury with its commuter rail link to London Liverpool Street (about 7 miles) and Bury St Edmunds to the north (about 12 miles).

A substantial multi-dwelling period property including three self-contained cottages as well as substantial well-kept gardens measuring approx. 0.38 acres

A charming former coaching inn which has undergone an impressive transformation during the current owners' tenure into substantial living accommodation and three self-contained cottages totalling 5261 square ft. Set on the edge of the village with many countryside walks from the door the property displays numerous original period features including exposed timbers, fireplaces, sash windows and exposed brickwork. Upstairs the main property offers a generous eight/nine bedrooms (master with en-suite), bathroom and two shower rooms. A further bedroom and ensuite can be found on the ground floor along with a substantial drawing room, a kitchen/breakfast room, sitting room, utility and ground floor cloakroom. In addition to the main house, three self-contained dwellings provide a further source of generating income with an approximate yield of £42,000 per annum (£3,500 pcm). 'Stable cottage' is a beautifully presented two bedroom semi-detached cottage with a sitting room, kitchen/dining room, shower room and two double bedrooms. 'The Coach House' is a charming first floor apartment with an open plan kitchen/dining/living room, two bedrooms and a shower room while 'The Wash House' is a one bedroom single storey weatherboarded property with a kitchen/dining room, bedroom and shower room. The property's gardens are extensive and contain sweeping lawns, productive vegetable beds, a children's play area and a duck pond. In front of the property is a large gravel driveway which provides ample off-road parking for numerous vehicles and leads onto a sheltered car port. Further useful outbuildings include a workshop, garden store, greenhouses, a polytunnel and a cellar with further conversion potential. **In all about 0.38 acres (sts).**

DINING ROOM: 24'11" x 9'8" (7.59m x 2.95m)
DRAWING ROOM: 19'7" x 14'7" (5.97m x 4.45m)
SITTING ROOM: 15'4" x 14'4" (4.67m x 4.37m)
KITCHEN/BREAKFAST ROOM: 17'8" x 14'10" (5.38m x 4.52m)
UTILITY ROOM: 14'9" x 10'6" (4.50m x 3.20m)
CLOAKROOM
BEDROOM 6: 13'11" x 11'8" (4.24m x 3.56m)

First Floor

MASTER BEDROOM: 15'10" x 13'0" (4.83m x 3.96m)
BEDROOM 2: 11'6" x 7'11" (3.51m x 2.41m)
BEDROOM 3: 11'10" x 7'3" (3.61m x 2.21m)
BEDROOM 4: 8'6" x 6'7" (2.59m x 2.01m)
BEDROOM 5: 8'6" x 8'6" (2.59m x 2.59m)

BATHROOM
STORE ROOM
BEDROOM 7: 12'10" x 12'10" (3.91m x 3.91m)
BEDROOM 8: 15'9" x 13'9" (4.80m x 4.19m)
BEDROOM 9: 13'2" x 8'4" (4.01m x 2.54m)
SHOWER ROOM 1
SHOWER ROOM 2

Outside

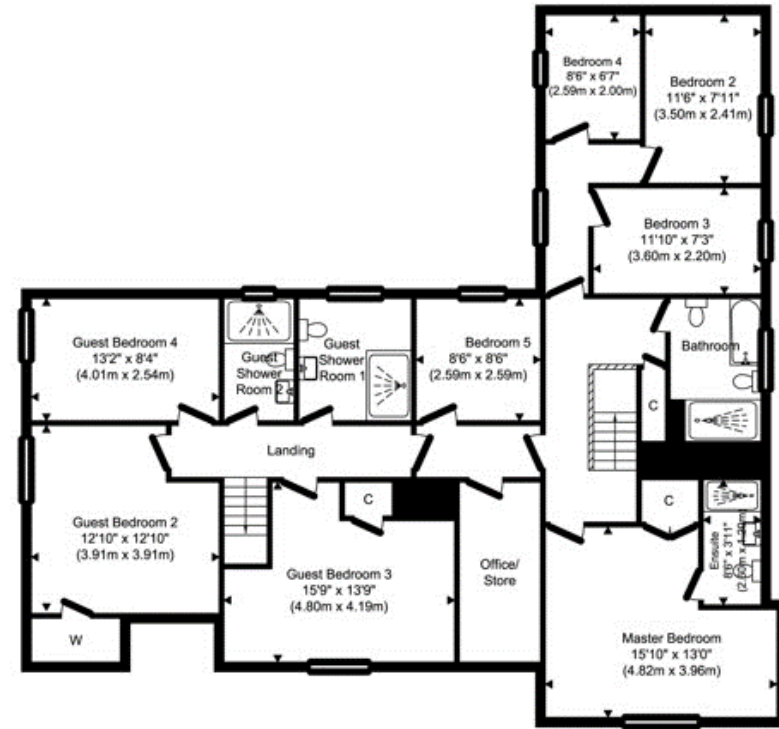
WORKSHOP: 21'4" x 14'5" (6.50m x 4.39m)
GARDEN STORE: 19'4" x 6'11" (5.89m x 2.11m)

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

SERENITY HOUSE, BROOK STREET, GLEMSFORD, SUDBURY, SUFFOLK, CO10 7PL



Ground Floor
Approximate Floor Area
1980.02 sq. ft.
(183.95 sq. m)



First Floor
Approximate Floor Area
1561.30 sq. ft.
(145.05 sq. m)





SERENITY HOUSE, BROOK STREET, GLEMSFORD, SUDBURY, SUFFOLK, CO10 7PL

STABLE COTTAGE

Stable Cottage is a beautifully presented two-bedroom semi-detached cottage with sitting room, kitchen/dining room and ground floor shower room with two double bedrooms found to the first floor.

KITCHEN/DINING ROOM: 18'0" x 13'9" x 13'5" (5.49m x 4.19m x 4.09m) **BEDROOM 1: 11'4" x 10'3"** (3.45m x 3.12m)
BEDROOM 2: 13'3" x 7'10" (4.04m x 2.39m)

SITTING ROOM: 13'4" x 11'2" (4.06m x 3.40m)

SHOWER ROOM

THE COACH HOUSE

Situated on the first floor, the coach house has its own private front door with staircase leading to it with initial large open-plan kitchen/dining/living space with corridor leading to two double bedrooms and family bathroom.

KITCHEN/LIVING ROOM: 23'5" x 13'5" (7.14m x 4.09m)

BEDROOM 1: 13'5" x 9'6" (4.09m x 2.90m)

SHOWER ROOM

BEDROOM 2: 10'0" x 9'10" (3.05m x 3.00m)

THE WASH HOUSE

The Wash House is set back within the grounds with initial open-plan kitchen/dining/living space with doors leading to a double bedroom and en-suite shower room beyond.

KITCHEN/LIVING ROOM: 12'7" x 10'10" (3.84m x 3.30m)

SHOWER ROOM

BEDROOM 1: 10'4" x 10'2" (3.15m x 3.10m)

Each of these cottages have been recently refurbished and are ready to be let immediately with predicted income of £42,000 and upwards.

AGENT'S NOTES

Bedrooms 6,7,8 and 9 and dining hall to the main house currently have planning permission to be used as bed and breakfast rooms only. Should a buyer be wishing to use these rooms for any other purpose, the correct planning permission should be obtained.

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

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

COUNCIL TAX BAND: Please call the office for details.

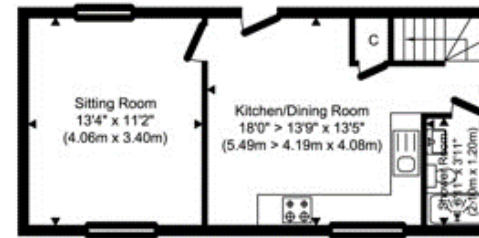
TENURE: Freehold

SERENITY HOUSE, BROOK STREET, GLEMSFORD, SUDBURY, SUFFOLK, CO10 7PL

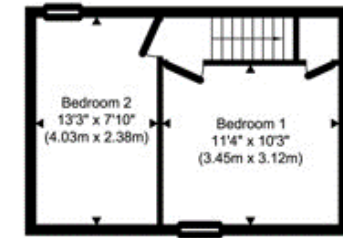
WHAT3WORDS: ///acid.profitd.film

VIEWING: Strictly by prior appointment only through DAVID BURR.

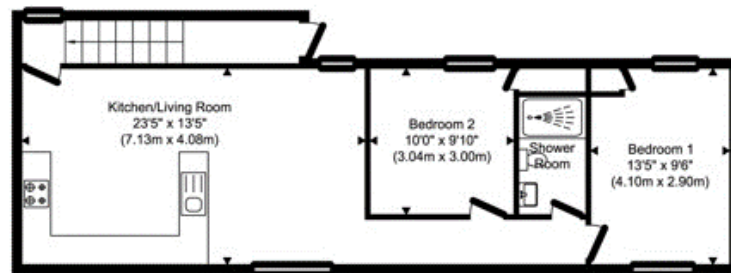
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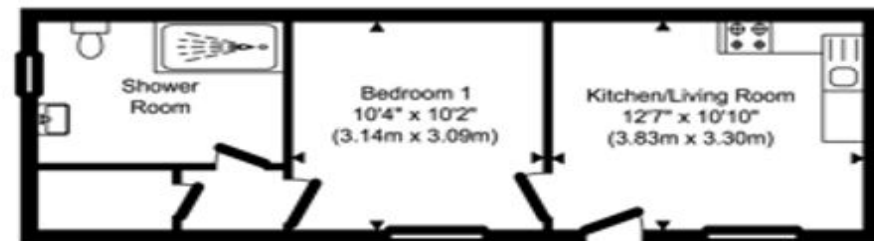
Stable Cottage
Ground Floor
Approximate Floor Area
392.77 sq. ft.
(36.49 sq. m)



Stable Cottage
First Floor
Approximate Floor Area
259.08 sq. ft.
(24.07 sq. m)



The Coach House
Approximate Floor Area
707.61 sq. ft.
(65.74 sq. m)



The Wash House
Approximate Floor Area
360.26 sq. ft.
(33.47 sq. m)

