

DAVID
BURR



12 Hickford Hill, Belchamp St. Paul, Sudbury, Suffolk CO10 7DW

A semi-detached farm cottage requiring extensive modernisation situated in a quiet rural location set within generous grounds backing onto open countryside.

Guide £275,000

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Location

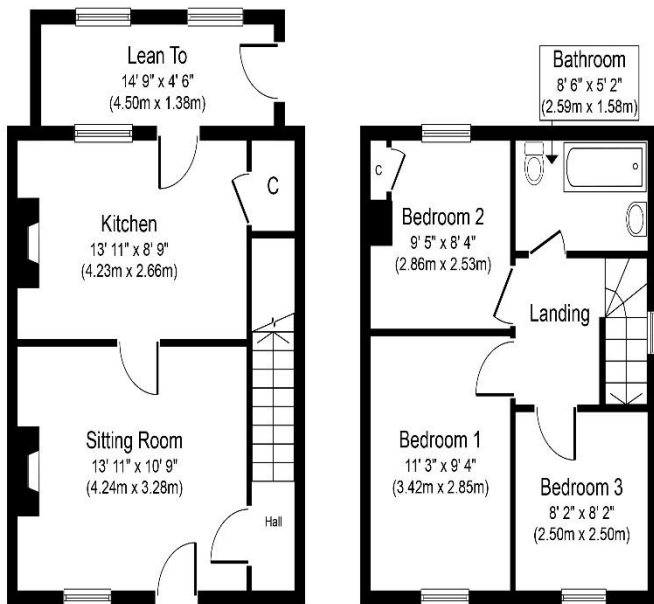
Belchamp St Paul is a sought after village clustered around a picturesque green amidst open, undulating countryside. Village facilities include a very popular primary school a traditional public house with county-wide reputations for its food, a fine thatched village hall and a parish church. The historic market town of Clare offers a greater range of amenities approximately 1 mile away. For the commuter there are rail options to London Liverpool Street, Junction 27 M25 is a one hour drive and Stansted, Chelmsford, Colchester and Cambridge are all nearer.

This semi-detached farm cottage is situated in a quiet rural location on the outskirts of Clare.

The property sits within large mature gardens with vehicular access to the rear and whilst requiring modernisation offers excellent potential for improvement and enlargement subject to the necessary planning consents.

The property offers a sitting room, kitchen/breakfast room, three first floor bedrooms and a bathroom.

The property requires extensive modernisation which will likely require an upgraded heating system, electrics and plumbing. The property offers the potential to extend subject to the necessary planning consents.



Viewing strictly by appointment with David Burr.

Castle Hedingham	(01787) 463404
Clare	(01787) 277811
Leavenheath	(01206) 263007
Long Melford	(01787) 883144
Newmarket	(01638) 669035
Woolpit	(01359) 245245
Bury St Edmunds	(01284) 725525
Linton & Villages	(01440) 784346
London	(020) 78390888
DAVIDBURR.CO.UK	

Additional information

Services: Main water and electricity. Septic tank shared with number 11. None of the services have been tested by the agent.
Local authority: Braintree District Council – 01376 552525.

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