



**5 Post Office Lane,
Glemsford, Suffolk**

**DAVID
BURR**



5 POST OFFICE LANE, GLEMSFORD, SUFFOLK, CO10 7RA

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 charming semi-detached character cottage which once formed part of a significant medieval hall house. Accessed via a quiet no-through lane, the property exhibits a wealth of original characterful features including exposed timbers, a fireplace with wood burning stove and exposed brick chimney stacks. A total of three bedrooms are complimented by two reception rooms and a particularly attractive extended kitchen/dining room with a wall of glass overlooking the property's rear garden. There is the additional benefit of ample off-road parking and a high-quality home office/studio.

A delightful period cottage with generous off-road parking and a sunny enclosed rear garden.

Solid wood and glass panel door leading to:-

ENTRANCE VESTIBULE: With space for coats and shoes, window overlooking rear garden and original solid oak thumb latch door leading to:-

CLOAKROOM: With tongue and groove panelling to the walls, WC and corner wash hand basin with ceramic tiled splashback.

SITTING ROOM: 17'1" x 12'3" (5.20m x 3.73m) A charming room with ample space for seating, heavily timbered ceiling and exposed beams across the walls. The focal point of the room is a central wood burning stove set within a floor-to-ceiling mellow red brick chimney breast with tiled hearth. Double-glazed windows overlooking the property's front and rear gardens.

DINING ROOM: 14'0" x 8'5" (4.26m x 2.56m) Currently utilised as a snug with exposed timbers, staircase rising to first floor and a waist height opening and door leading through to the:-

KITCHEN/BREAKFAST/LIVING ROOM: 18'5" x 12'7" (5.61m x 3.83m) A wonderful addition with high ceilings, stone flooring and exposed beams. A wall of glass with double doors overlooks the

property's gardens and opens onto terracing. The kitchen provides a matching range of base and wall level shaker style units with solid wood worksurfaces incorporating a large double ceramic sink with farmhouse style tiled splashbacks and a mixer tap above. Space and plumbing for a washing machine, dishwasher and space for a free-standing refrigerator. A central island with solid wood worksurfaces incorporates space for a range cooker and offers further storage and with pendant lighting above. There is a useful **PANTRY CUPBOARD** with fitted shelving off and a range of four skylights allow for plenty of natural light. Beyond here is a particularly sociable dining and seating area.

First Floor

LANDING: With exposed beams, double-glazed window overlooking the property's gardens and exposed elm floorboards. Useful **LINEN CUPBOARD** with a range of fitted shelving off, staircase rising to second floor and Suffolk thumb latch doors leading to:-

BEDROOM 2: 11'3" x 10'10" (3.42m x 3.30m) A cosy double bedroom with exposed beams throughout the walls and ceiling and double-glazed window to the front.

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BEDROOM 3: 11'10" x 7'0" (3.60m x 2.13m) With exposed timbers throughout and casement window to rear.

BATHROOM: With solid wood floorboards, panel bath with mixer tap and showerhead attachment above with a tiled surround. WC, wash hand basin with tiled splashback and storage vintage unit below and a heated towel rail.

Second Floor

BEDROOM 1: 16'0" x 12'3" (4.87m x 3.37m) A charming double bedroom with a range of fitted eaves storage, plenty of space for a large double bed, central exposed mellow red brick chimney stack and double-glazed window with attractive views over the rear garden. Exposed beams to the walls and ceiling and access to loft storage space.

Outside

To the front is a sweeping gravel driveway with **OFF-ROAD PARKING** for a number of vehicles. Wooden double gates provide access into the rear garden which is attractively presented in a cottage style with a central area of lawn and a large york stone terrace designed with entertaining and alfresco dining in mind. A stone pathway leads to the rear of the garden which contains a:-

STUDY/STUDIO: A useful addition with power and light connected, insulated walls and solid wooden fitted desks. Clear potential to be utilised in a number of ways including as a home gymnasium, studio or for additional storage if required. A new floor is needed in the studio, please contact the agent for more details.

GARDEN STORE: With power and light connected and useful fitted shelving.

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

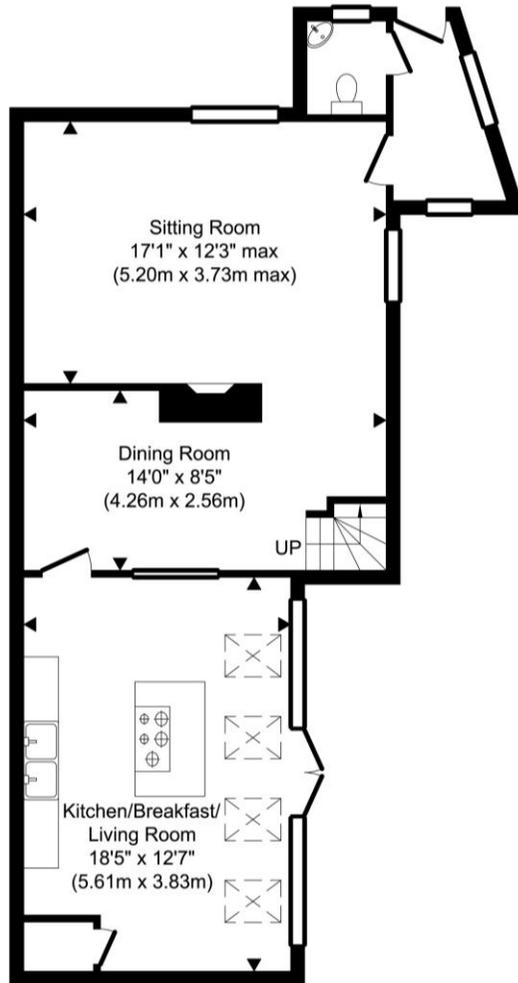
EPC RATING: Band TBC – A copy of the energy performance certificate is available on request.

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

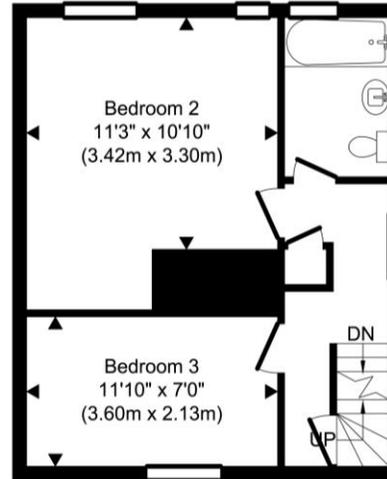
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

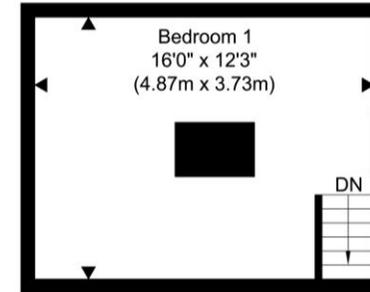
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Ground Floor
Approximate Floor Area
645.40 sq. ft.
(59.96 sq. m)



First Floor
Approximate Floor Area
361.88 sq. ft.
(33.62 sq. m)



Second Floor
Approximate Floor Area
195.47 sq. ft.
(18.16 sq. m)

TOTAL APPROX. FLOOR AREA 1202.75 SQ.FT. (111.74 SQ.M.)

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