

DAVID
BURR



The Old Cottage

Stradishall, Suffolk

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Edmunds Hill, Stradishall, Suffolk CB8 8YR

A charming three bedroom cottage believed to back date to the 17th Century set within the popular village of Stradishall. The property enjoys an unlisted status, however benefits from a wealth of period features including exposed beams and brickwork as well as a feature fire centred in the drawing room, whilst benefiting from more modern luxuries such as a spacious kitchen/breakfast room, stylish bathrooms and having seen the benefit of a recent extension, notably adding a delightful vaulted sitting room with views across the rear gardens.

In all about 0.27 acres.



- Charming characterful detached cottage
- Wealth of period features whilst benefiting also from modern luxuries
- Spacious living accommodation
- Views across the rear garden
- Double garage
- Summer House
- In all about 0.27 acres

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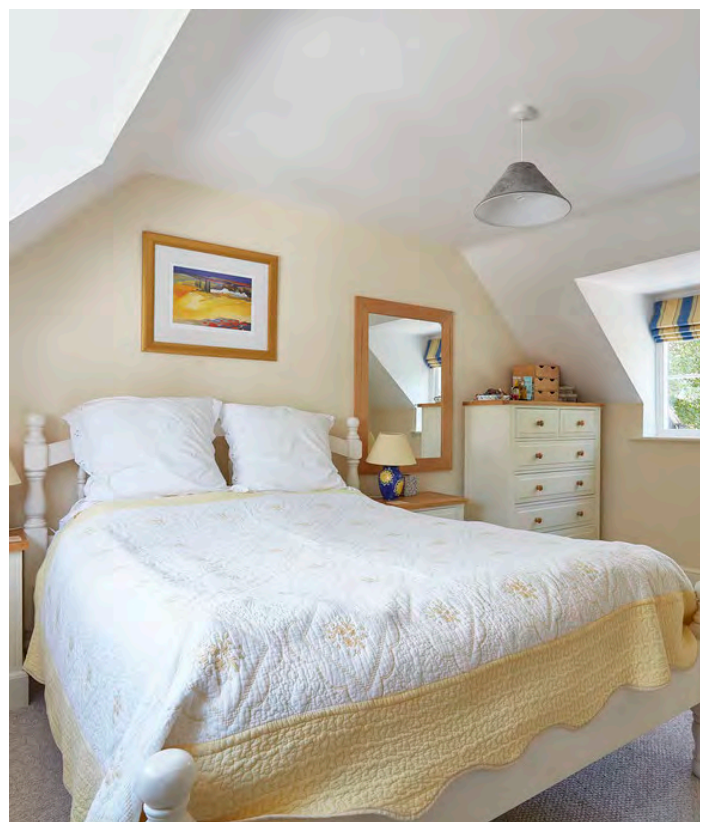


INTERIOR

Entrance into ENTRANCE HALL via an entrance lobby with staircase to the first floor, large storage cupboard beneath and doors to DINING ROOM/OFFICE a characterful split level triple aspect room, currently used as an office showcases the charm of the cottage with exposed beams and brickwork and a central back to back log burning stove set upon a brick hearth. KITCHEN/BREAKFAST ROOM a charming country kitchen with a range of farmhouse style wall and base units under worktop with ceramic sink and drainer inset. Integrated appliances include fridge/freezer, dishwasher, Everhot stove and pantry cupboard. Plenty of space for a dining table and chairs, pamment tiled flooring and French doors leading to the terrace. Door to BOOT ROOM with pamment tiled flooring, space for fridge and door to the terrace. Door leading to UTILITY ROOM with a further range of wall and base units under worktop with Butler sink inset, space and plumbing for a washing machine and tumble drier, tiled flooring with underfloor heating and door to the SITTING ROOM part of a more recent extension, this charming vaulted reception room with tiled floor and underfloor heating, bi-fold doors opening to the terrace with views across the garden. SHOWER ROOM with wet room style shower, vanity sink unit, WC, heated towel rail and extensively tiled walls and underfloor heating.

FIRST FLOOR

LANDING with large airing cupboard, access to the roof and rooms off: BEDROOM 1 a spacious double aspect room featuring exposed beams and brickwork chimney breast, partly vaulted ceiling and a potential to create an en-suite with space and plumbing to do so. BEDROOM 2 another double aspect room with views to the rear garden. BEDROOM 3 with outlook to the rear. BATHROOM stylishly fitted with panel bath with shower over, vanity sink unit, WC, heated towel rail and part-tiled walls.

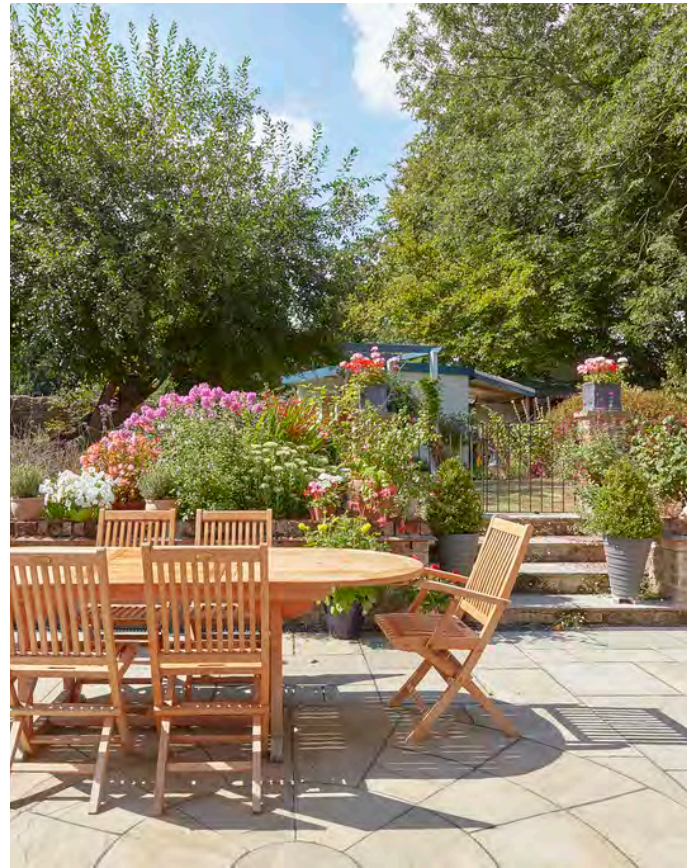


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EXTERIOR

A gravel driveway provides parking for multiple vehicles in-turn leading to the DOUBLE GARAGE with up and over door and light and power connected. A five bar gate provides the option for further parking which leads to the rear gardens which are predominantly lawned and interspersed with a range of mature fruit trees and a particularly striking walnut tree, various mature flowerbeds, a vegetable plot, greenhouse and SUMMER HOUSE with insulation, light and power, potting shed and garden shed and extensively paved dining terrace ideal for Al Fresco entertaining. In all about 0.27 acres.



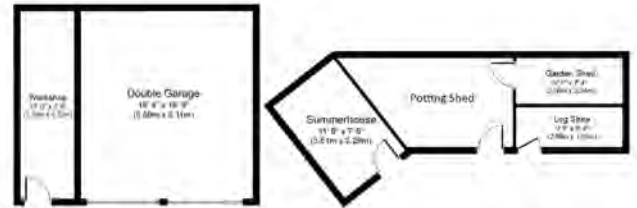
Floorplan



Ground Floor
Approximate Floor Area
1,003 sq. ft.
(93.2 sq. m.)



First Floor
Approximate Floor Area
706 sq. ft.
(65.6 sq. m.)



Outbuilding
Approximate Floor Area
717 sq. ft.
(66.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Stradishall, Suffolk

Stradishall is a small village situated approximately 5 miles North West of the market town of Clare, which offers a comprehensive range of facilities including shops, doctor's surgery, public houses and hotels etc. A wider range of recreational and shopping facilities can be found in the nearby racing towns of Newmarket and historic Bury St Edmunds both approximately 10 miles. Addenbrookes Hospital is 24 miles and Cambridge centre 27 miles. There are excellent road links to other major towns and London via the A14/A11.

Material Information

SERVICES: Mains water, sewage treatment plant, mains electricity connected. Oil-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233

COUNCIL TAX BAND: E. £2,741.00 per annum.

PROPERTY POSTCODE: CB8 8YR.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber frame.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1800 mpbs download, up to 220 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

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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