

DAVID BURR

Farriers Cottage,
Tuddenham









Farriers Cottage, 32-34 High Street, Tuddenham, IP28 6SA

Tuddenham St Mary is an attractive village with a public house, church, village hall, farmshop and the highly regarded Tuddenham Mill Restaurant. The historic racing town of Newmarket is about 9.4 miles away and the market town of Bury St Edmunds approximately 9.3 miles, both offering an array of amenities including pubs, shops, restaurants, hotels, sports facilities schools, colleges and racecourses.

Offering a wealth of character, including exposed timbers, brickwork and a woodburning stove, complemented by a modern kitchen with utility, two principal reception areas with a useful additional study or playroom space, conservatory, a ground floor cloakroom and three bedrooms with a first-floor bathroom. Outside, the property enjoys an established 120ft long south-west facing rear garden, together with a summer house, double garage and an additional brick-built outbuilding offering potential for a variety of uses including home office. Guide price of £300,000 - £310,000.

Farriers Cottage is a charming 3 bedroom period home, with well-presented accommodation measuring in excess of 1200 St Ft and is located in the heart of Tuddenham.

Ground Floor

ENTRANCE DOOR TO DINING ROOM A characterful reception room with engineered wood flooring, exposed brickwork and timbers, staircase rising to the first floor and useful understairs storage. Doors lead to the kitchen, with an opening through to the sitting room.

SITTING ROOM A particularly appealing reception space centred around a feature fireplace with woodburning stove. Exposed timbers, double windows to the front aspect and continuation of the engineered wood flooring all contribute to the character of the room. The space is arranged into two distinct areas, with attractive exposed timber beams dividing the principal sitting area from a useful study or playroom space, which enjoys a window overlooking the rear and a door opening into the conservatory.

CONSERVATORY With tiled flooring, windows overlooking the rear garden and French doors opening directly outside. A further side door provides access to the utility.

KITCHEN Fitted with a modern range of matching base and wall-mounted units with work surfaces incorporating a stainless-steel sink and drainer. There is a window overlooking the conservatory, built in oven, four-ring hob with extractor above, fridge and plumbing for a dishwasher. A door leads through to the utility room.

UTILITY ROOM With tiled flooring, space and plumbing for a washing machine and tumble dryer, further space for a large fridge freezer and doors leading to the conservatory and ground floor cloakroom.

CLOAKROOM Fitted with a low-level WC and wash hand basin, together with a window to the side aspect.

First Floor

LANDING A spacious landing with a large window overlooking the rear garden and doors leading to all three bedrooms and the bathroom. The generous proportions also provide potential for a small desk or home working area.

BEDROOM 1 A double bedroom with exposed timbers, built-in wardrobe and window to the front aspect. There is also access to a small loft space.

BEDROOM 2 A further double bedroom with window to the front aspect, built-in storage cupboard and airing cupboard housing the hot water cylinder.

BEDROOM 3 With window overlooking the rear garden and cupboard housing the electric meter and consumer unit.

BATHROOM Fitted with a panel-sided bath with shower and screen over, pedestal wash hand basin and low-level WC. Further features include a chrome ladder-style heated towel rail, extractor fan and window to the rear aspect.

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Outside

The property enjoys an established south-west facing rear garden, principally laid to lawn and complemented by a variety of mature flower borders and planting beds. There is a summer house, oil storage tank and oil-fired boiler, together with a substantial **DOUBLE GARAGE** currently utilised for storage, with no vehicular access to the rear of the property. A further brick-built outbuilding provides an excellent opportunity for use as a home office, offering useful additional space away from the main house. Gated pedestrian access provides a right of way across the adjoining driveway.

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

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND C. (£1,989.61 per annum)

EPC TBC.

TENURE Freehold.

CONSTRUCTION TYPE Flint and brick under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS unhappy.passenger.fetching

VIEWING Strictly by prior appointment only through DAVID BURR.

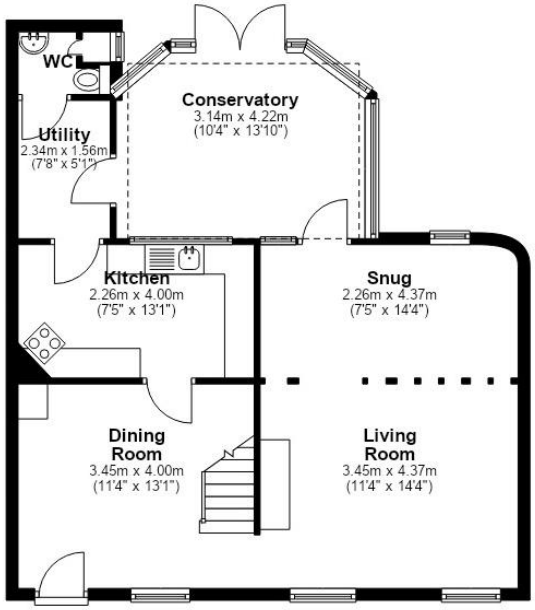
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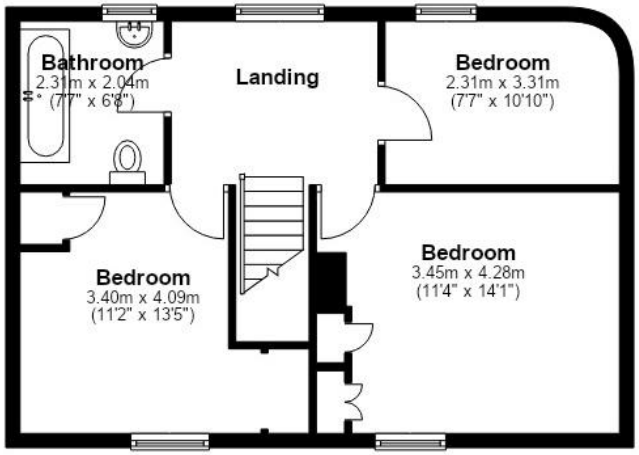
Ground Floor

Approx. 68.1 sq. metres (732.9 sq. feet)



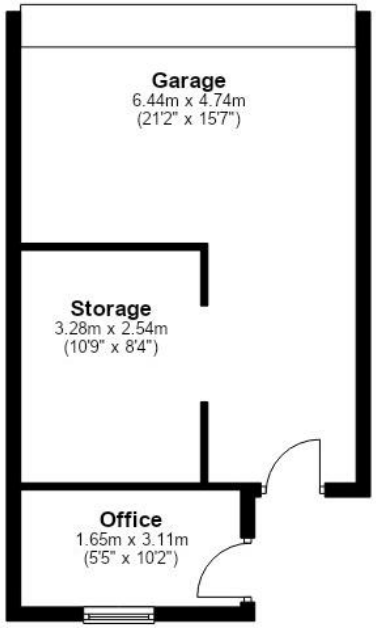
First Floor

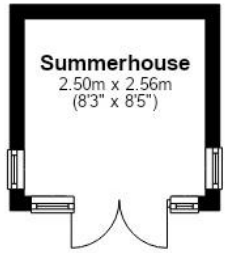
Approx. 49.1 sq. metres (528.9 sq. feet)



Outbuildings

Approx. 42.4 sq. metres (456.2 sq. feet)





Total area: approx. 159.6 sq. metres (1718.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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High Street, Tuddenham







