

An attractive and unique two bedroom gatehouse situated on the outskirts of Cavendish within the grounds of a Country House

Rent £895 p.c.m
Ref: R1444

Old Lodge
Stour Street
Cavendish
Sudbury
Suffolk
CO10 8BL



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 621200
F: 01728 724667

And The London Office
40 St James Street
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

Old Lodge is situated on the outskirts of the village of Cavendish, which is one of the prettiest villages in Suffolk situated on the A1092 in the Stour valley between the towns of Clare and Long Melford.

The Village is famous for its picturesque green, thatched cottages and backdrop of St. Mary's Church. There is a good selection of public houses, a community shop, pre-school and primary school. Clare provides all the facilities one would expect in a local market town.

Cavendish is located six miles to the north of Sudbury, eighteen miles to the south of Bury St Edmunds and is approximately twenty-five miles from the M11.

The Accommodation

A semi-circular porch gives access to the main entrance door leading into the

Sitting Room 13'9 x 8'75 (4.20m x 3.88m)

A light dual aspect room with high ceiling and open fireplace flanked with attractive shelved alcove. Two radiators and doors off to the

Study 7'5 x 6'5 (2.27m x 1.97m)

Modest in size but with ample space for a desk and providing useful additional storage space.

Further door from the sitting room leads through to

Bedroom One - off the Sitting Room 11'6 x 9'5 (3.52m x 2.89m)

Another dual aspect room with views to the front and side and with two fitted cupboards comprising shelving and hanging rail. Radiator.

Dining Room 11'9 x 12'5 (3.59m x 3.79m)

A good size room with lovely views over the rear garden to mature trees and shrubs beyond with access to the airing cupboard with fully lagged hot water tank and with door through to

Bedroom Two - off the Dining Room 12'5 x 9'10 (3.79m x 3.02m)

A dual aspect room with two sash windows overlooking the enclosed rear garden.



A further door off the dining room leads through to the

Kitchen 13'1 x 11'3 (4m x 3.45m) (max)

Fitted with a good range of base and eye level kitchen units with worksurface over, inset with a single bowl single drainer stainless steel sink. Space for electric oven. Integral slimline dishwasher. Camray oil fired central heating boiler. Fitted storage cupboard with coat hooks. Window with views across the garden and side access door. Further door through to the

Bathroom 8'1 x 7'6 (2.47m x 2.31m)

Fitted with low flush WC, vanity wash basin and panelled bath with taps and Triton electric shower. Heated towel rail, extractor fan and shaver socket.



Outside

Old Lodge is approached via a private drive from the public highway and leading to a parking area for the property, situated on the right hand side of the drive, with two allocated spaces.

There is a pleasant front garden comprising lawned areas, mature trees, shrubs and well stocked borders, enclosed by metal railings.

A path to the side of the property leads to a wooden gate with access to two good size domestic outbuildings providing ideal storage. This leads round to the delightful and secluded walled rear garden, with a slightly sunken terrace, good size area laid to lawn and edged by mature shrubs and borders. To the far end of the garden there is a large useful wooden outbuilding.

Services Mains electricity and water connected. Private drainage system. Oil fired central heating.

Council Tax Band C, £1,675.09 payable 2021/2022.

Local Authority St Edmundsbury Borough Council.

Viewing Strictly by appointment with the agent. Please follow current Covid-19 government guidelines.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

November 2021



Directions

From Bury St Edmunds take the A134 signposted Sudbury (Sicklesmere Road) for approximately 10 miles then take a right hand turn onto the A1092 signposted Clare. Continue on the A1092 taking the second right where signposted Clare and Cavendish. Follow this road for approximately 5 miles heading out of the village of Cavendish and the cottage will be found on the right hand side.

For those using the What3Words app:
 ///anyone.bottom.reception



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.