

1 Walnut Tree Cottage, Mill Green, Edwardstone, Sudbury, CO10 5PX



2 bedrooms
2 reception rooms
1 bathroom

Freehold
£375,000
Subject to contract
No onward chain



This beautifully presented country cottage situated in the idyllic village of Edwardstone offers fantastic potential for somebody to come in and adapt the property to make it their own by either converting the existing space or adding further living accommodation.

Some details

General information

This beautifully presented country cottage situated in the idyllic village of Edwardstone, offers two bedrooms and a bathroom to the first floor with two reception rooms in addition to the kitchen and conservatory with additional space located in the outbuilding/workshop which could be converted or adapted as further living accommodation. The property also offers great scope to extend both to the rear or above to add further bedrooms.

The property is composed of a door leading through into the entrance porch and beyond into the entrance hall with stairs rising to the first floor landing and beneath a door gives way to the family sitting room which is located at the front of the property but provides a dual aspect outlook to both the front and rear gardens with French doors leading out onto the patio behind. The sitting room also provides access to the kitchen and dining room, the kitchen is set to the rear of the original property and is of a modest size with worksurface on two sides with windows and doors overlooking and leading out onto the private gardens behind. The sitting room also provides a country cottage feel with an exposed brick chimney breast with wood burner beneath and a door leading through into the dining room. The dining room itself again benefits from a dual aspect outlook to the front and rear and provides access through into the conservatory extension to the rear. We are advised that when the conservatory was added to the property it was built with footings for a two storey extension to provide future potential for the new owner. The ground floor accommodation is then concluded by a side hallway and a workshop outbuilding, both of these areas could be adapted and put to better use but offer generous space for hobbies and storage.

Stairs rise to the first floor landing which provides access to two bedrooms and the bathroom. Both bedrooms are set to the front aspect overlooking the gardens beyond with the bathroom being set to the rear with a side aspect outlook. The bathroom itself is composed of a three piece suite with the shower set above bath, wash hand basin with W.C with tiled surrounds and floors and finished with a wall mounted heated towel rail.

Entrance porch

4' 6" x 3' 8" (1.37m x 1.12m)

Hallway

4' 6" x 12' 5" (1.37m x 3.78m)

Sitting room

16' 5" x 14' 7" (5m x 4.44m) max.

Kitchen

12' 5" x 9' 6" (3.78m x 2.9m) max.

Dining room

8' 9" x 10' 9" (2.67m x 3.28m)

Conservatory

8' 2" x 12' 3" (2.49m x 3.73m)

WC

2' 10" x 4' 3" (0.86m x 1.3m)

Side hallway

6' 11" x 15' 10" (2.11m x 4.83m)

Outbuilding/workshop

8' 1" x 33' 3" (2.46m x 10.13m)

Landing

Bedroom one

10' 11" x 9' 4" (3.33m x 2.84m)

Bedroom two

10' 1" x 9' 4" (3.07m x 2.84m)

Bathroom

7' 9" x 4' 10" (2.36m x 1.47m)

Outside

The property benefits from a good level of off street parking accessed via a five bar gate leading through to a concreted parking area and leading down to the single garage which has a manual up and over door and personal door to the rear complete with power and lighting. The front gardens are extensive and provide a sizeable buffer between the country lane and the property which is partly laid to lawn with a path running down the right hand side. The gardens to the rear are predominantly laid to lawn with a patio area immediately to the rear of the property. The gardens themselves overlook paddock land behind which is owned by a neighbouring property.

Location

Edwardstone is a small scattered community in attractive undulating countryside about a mile and a half north of the large village of Boxford which provides local facilities, doctors surgery, local shopping facilities, primary school.

There is easy access out from the property to Boxford and both Hadleigh, Ipswich and Sudbury. There are local bus services running from Boxford to these nearby centres. There is also easy access from the village through to Colchester with its more extensive retail facilities and access to the main line station to London Liverpool Street.

Sudbury lies about 7 miles to the west and there is easy access to the remarkable medieval weaving village of Lavenham some 5 miles.

Important information

Council Tax Band - C

Services - We understand that mains water, drainage and electricity are connected to the property.

Tenure - Freehold

EPC rating - tbc

Our ref - OJG

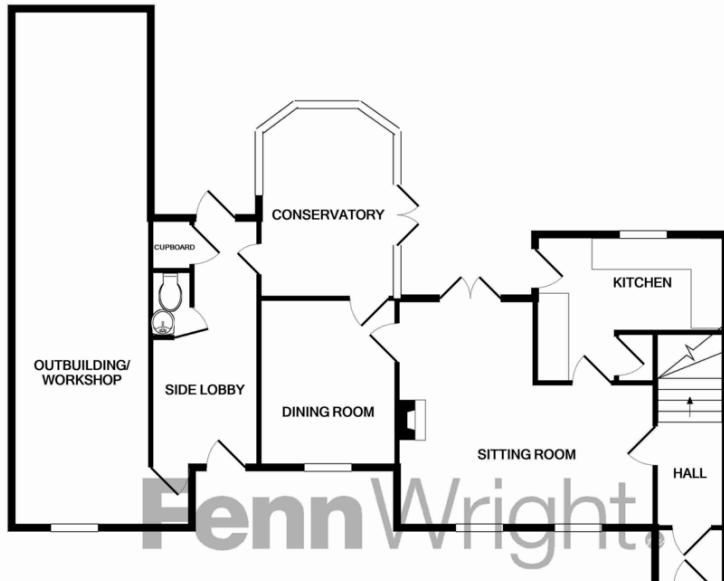
Directions

Using the postcode CO10 5PX as the point of origin. It is located about 200 yards south of the pub on the opposite side of the road.

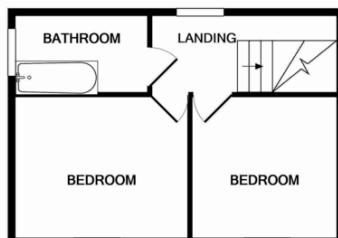
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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