



EH

EXQUISITE
HOME

CHARMING CHARACTER COTTAGE

The market town of Sudbury on the River Stour has had a thriving market since the eleventh century, and by the time Flemish silk weavers settled in the town in the fourteenth century, Sudbury was a centre of trade and commerce, due to the export of fine silks and wool. As one of the original Suffolk Wool Towns, it thrived and its citizens became rich, one of the reasons why the centre of Sudbury has so many fine and historic buildings today. Sir Thomas Gainsborough was born there in 1727 and John Constable made his name painting landscapes in the area. A more recent famous resident is artist Maggi Hambling. These days, Sudbury hosts a pop festival, there is a theatre and an arts centre based at St Peter's Church on the hill and many cultural activities. It has excellent transport links with the A131 and A134 nearby, and the railway line terminating at Marks Tey, connecting with London Liverpool Street.





In the westernmost part of the town is the suburb of Ballingdon, once a separate village in Essex, but now incorporated into Sudbury. It retains a charming village feel, sitting to the south of the River Stour with a conservation area, a thirteenth century bridge spanning the river and many listed buildings. On a curve in the road stands this period cottage thought to have been constructed in the Georgian period, or possibly even earlier. It is believed that it was once a pub, this theory borne out by its spacious cellar. Cosy and welcoming inside, it is a delightful property much-loved by its owners who bought it in 2021 attracted by its wonderful location, amazing character features, good sized rooms, proximity to the station, shops and water meadows and good transport links. Since moving in, they have restored and redecorated the entrance hallway, exposed some original brickwork, laid a new chevron wooden floor in the lounge, recarpeted the stairs and landing and redecorated a number of the rooms. The owners have no trouble parking on the nearby road, on the housing estate opposite and on Sundays and in the evenings in the car park next door. The front door opens into the spacious entrance hallway/boot room, a room in itself, with exposed beams, a dark green painted feature wall, an exposed brick wall and enough room for furniture. A flight of steps leads down to the large cellar which the owners have considered having converted. The original delivery doors into the cellar can be found in the rear courtyard.





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The spacious lounge with exposed beams and fireplace with open fire is next door, an absolutely charming room flooded with natural light from the windows and door into the garden as well as windows through into the hall. With parquet flooring, an attractive wooden mantelpiece and a partly exposed brick chimney breast, this lovely room unites the period features of the eighteenth century and the modern comforts of the twenty first. The owners use it constantly, enjoying its cosy fireside charm in the winter and the light, airy ambience in the summer. To the right of the hall, the dining room painted in Suffolk Pink has a useful understairs cupboard, plenty of room for a table and chairs and the pretty window illuminating it. The staircase curves around to the first floor, giving a delightfully cottagey style to this room. The airy kitchen features a wooden floor, clean and simple off-white units, solid wooden worktops, a freestanding electric oven with gas hob and extractor hood, integrated dishwasher, washing machine, fridge and freezer, an exposed brick wall behind the sink and plenty of preparation space. The owners love cooking here and it is a keen chef's dream. The room is flooded with natural light streaming through the large window. There is also a stable door leading out on to the rear courtyard. This is the ideal kitchen for any family configuration, positioned next door to the dining room, ideal for young families or sociable cooks.

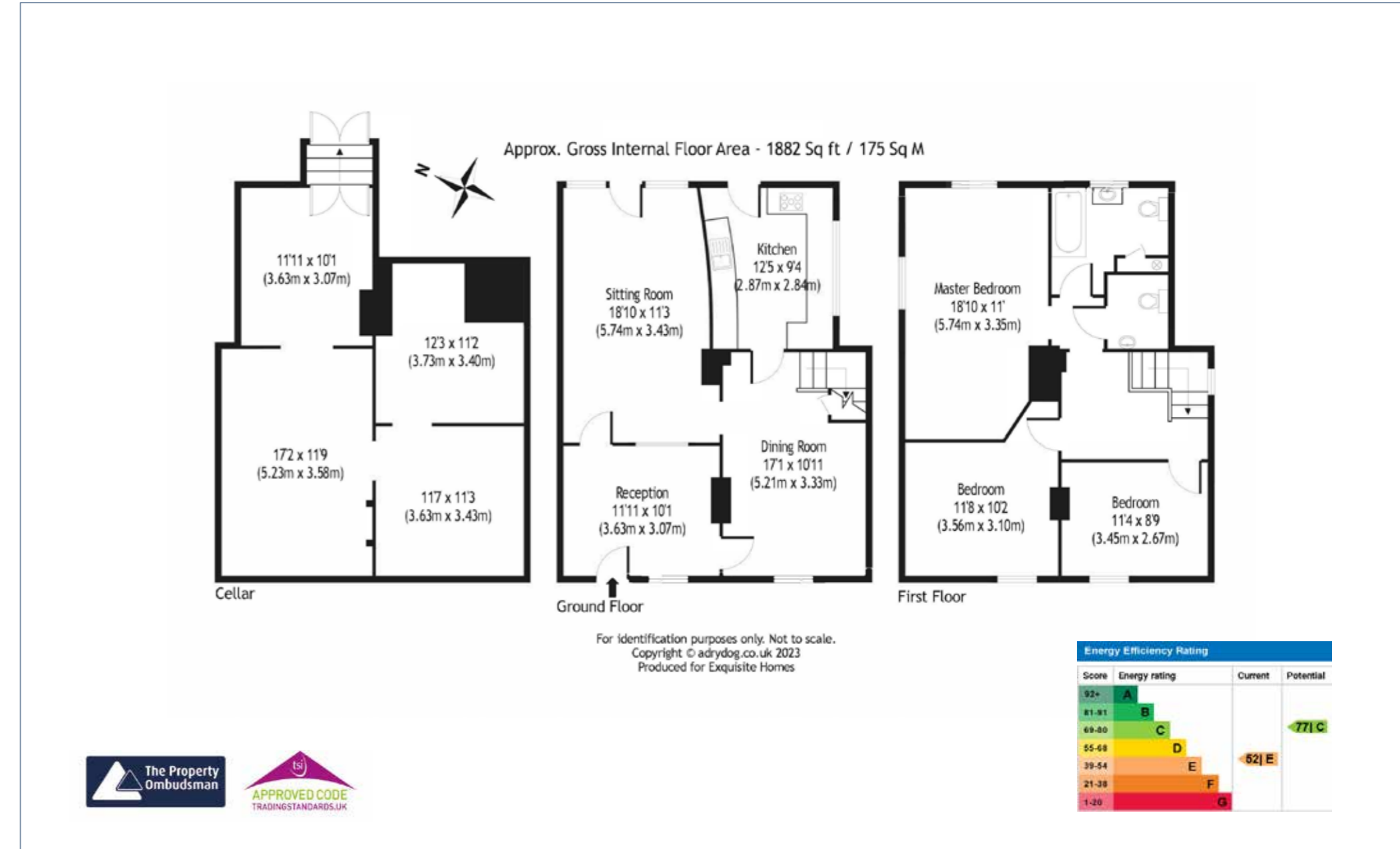


The pretty cottage staircase rises up from the corner of the dining room to the generous landing above. The owners have a bookcase and wingback chair up here, ideal as a book nook or somewhere to enjoy a leisurely coffee. There is enough space for a desk and chair, making it perfect for a small home office. Three bedrooms and the family bathroom can be found on this floor, giving spacious and versatile accommodation. The principal bedroom is very large and airy, flooded with natural light streaming through the spacious window. There are two exposed brick walls and a chimney breast, one left natural, one painted in white. The second bedroom has a striking black painted feature wall while the small double third bedroom is currently used as an exercise hub and dressing room. The pretty family bathroom is floored in attractive patterned grey and white lino and benefits from a T-shaped bath with shower over and oversized glossy white tiles above and storage. Next door is a useful cloakroom.

LOCATION

The stable door from the kitchen and the door from the lounge both open on to the paved courtyard to the rear of the house. There is plenty of room for container gardening, hanging baskets and garden furniture. Securely fenced, this is a safe place for children to play and also makes a delightful private space for drinks parties and al fresco dining. The original doors into the cellar remain and there are several brick-built raised beds which could easily be planted up with a variety of spring-flowering bulbs, perennials and shrubs, plus there is the potential to build trellis work up the wall and fence to support fragrant climbing plants. A mature white rose bush has been trained over the gate and in summer, it provides a screen of blossoms. A thriving buddleia attracts butterflies and bees and there are several mature trees.

Sunny and private, it is the ideal space for sunbathing and quiet contemplation on the built-in brick wall benches. The neighbours are friendly and supportive, there is a Turkish restaurant, riverside restaurant and several cafes down the road, plus a pub to which the owners like to paddleboard in summer. The water meadows are nearby, as is the rowing club, the Quay Theatre and pretty walks to Long Melford. Absolutely bursting with character, located in a pretty part of Sudbury, close to all amenities and with excellent transport links, this immaculate period cottage is a much-loved home full of potential.



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