



Brick Kiln Hill | Boxford, Sudbury, Suffolk, CO10 5NT



Features

- Stunning Countryside Views
- Business Opportunity Via Two Holiday Cabins
- Potential Ancillary Accommodation
- Four Bedrooms
- Modern Fitted Kitchen
- Characterful Home
- Ample Off Road Parking

A stunning characterful property located in a beautiful rural position enjoying views of Suffolk's undulating countryside. Benefiting from two highly successful holiday cabins, any new owners will have a ready made business ready to take over. Versatile ground floor space creates potential for ancillary accommodation for separate family units.



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THE LOCATION

The property is located on a rural lane in the highly sought after village of Boxford. Benefiting from stunning undulating field views to the rear of the property. The village itself is well appointed and offers a wide range of amenities including local shops and post office, Doctor's Surgery, pub, and primary school. The famous 36-hole Stoke by Nayland Golf and Health Club is just a short drive away, as well as highly regarded restaurants in nearby Lavenham and Stoke by Nayland. The property is also located within a short drive to larger towns, Hadleigh and Sudbury with the latter boasting a branch line train station with links to London Liverpool street.

THE PROPERTY

The accommodation commences with the entrance hall which leads off to the study and downstairs bedroom three. This room enjoys beautiful views over the fields to the rear and French doors to the patio. The dining room is also off of the entrance hall, this room also enjoying views over the fields through the French doors. Opening into the utility room and kitchen. The utility room has space and plumbing for washing machine with doors to a cupboard and the ground floor w/c.

The kitchen is a nice and bright room with three windows to the front aspect. This modern kitchen benefits from matching wall and base level units with work surfaces over and an incorporated breakfast bar. The kitchen is well appointed with several fitted appliances. Exposed beams to the ceiling, stairs ascending to the first floor landing and door to the sitting room. The sitting room is another bright room with three windows to the front aspect. Beautiful features of this room is the brick built fireplace which incorporates the wood burning stove as well as the exposed beams.



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Off the sitting room is a second reception room. Currently used as a reception area for a home business this room enjoys views over the fields beyond and access to the bathroom and bedroom four/reception room. This area of the property could easily be used as secondary accommodation within the property. The bathroom benefits from a roll top bath and separate shower.

To the first floor the landing is used as a dressing room with doors to the two first floor bedrooms. The master bedroom is another light and spacious room with windows to front and rear aspect and access to the ensuite shower room. The second bedroom is also a double room with views to front and rear aspects.

Outside the property benefits from ample off road parking to the front. The rear of the property commences with a paved patio area with the remainder laid to lawn with mature trees and shrubs dotted around the grounds. The property enjoys stunning undulating and uninterrupted field views to the rear.

THE CABINS

The current owners operate a successful holiday cabin business from the premises and the property is being sold with the cabins remaining. This offers fantastic potential for buyers to operate their own business from their home upon completion and potential to earn an income as soon as you move in. The cabins benefit from parking as well as their own outside seating areas. For more information relating to the cabins and their turnover please contact bychoice.

AGENTS NOTE

TENURE - Freehold
COUNCIL TAX BAND - E
EPC RATING - TBC
HEATING - Oil central heating
DRAINAGE - Private sewerage system





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ENTRANCE HALL

KITCHEN

15' x 11' 2" (4.57m x 3.4m)

SITTING ROOM

15' 6" x 11' 3" (4.72m x 3.43m)

DINING ROOM

8' 5" x 8' 4" (2.57m x 2.54m)

BEDROOM 3/STUDY

11' 4" x 10' 11" (3.45m x 3.33m)

UTILITY ROOM

8' 5" x 4' 5" (2.57m x 1.35m)

WC

RECEPTION ROOM

15' 3" x 8' 2" (4.65m x 2.49m)

BEDROOM 4/RECEPTION ROOM

12' 5" x 8' 2" (3.78m x 2.49m)

BATHROOM

8' 5" x 7' 10" (2.57m x 2.39m)

REAR HALL

LANIDNG/DRESSING ROOM

BEDROOM 1

15' 7" x 11' 3" (4.75m x 3.43m)

ENSUITE

BEDROOM 2

11' x 7' 10" (3.35m x 2.39m)



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OUTSIDE

THE RETREAT

SITTING ROOM

10' 9" x 7' 10" (3.28m x 2.39m)

KITCHEN

7' 10" x 7' 7" (2.39m x 2.31m)

BEDROOM

10' 9" x 7' 10" (3.28m x 2.39m)

SHOWER ROOM

SUNSET CABIN

KITCHEN/SITTING/DINING ROOM

15' 6" x 14' 4" (4.72m x 4.37m)

BEDROOM

10' 6" x 10' 4" (3.2m x 3.15m)

SHOWER ROOM

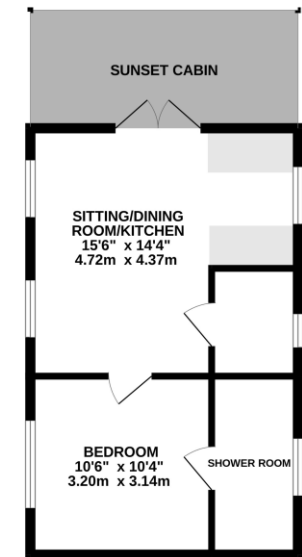
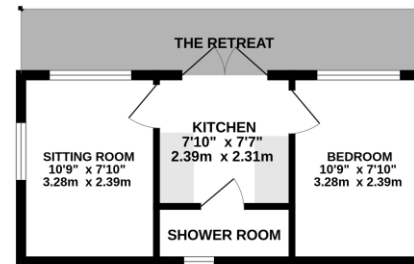
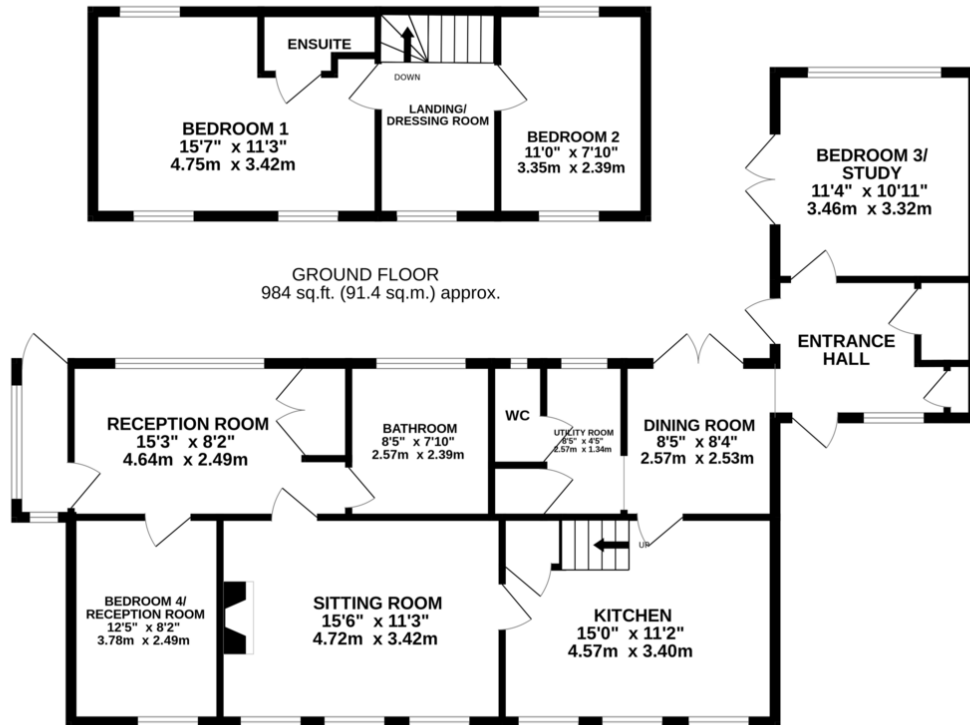


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1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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TOTAL FLOOR AREA : 1324 sq.ft. (123.0 sq.m.) approx.

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