



## Chimney Street | Hundon, Suffolk, CO10 8DX



### Features

- DELIGHTFUL CHARACTER FILLED HOME
- RURAL LOCATION
- 3/4 BEDROOMS
- SELF CONTAINED ANNEXE
- PLOT APPROX HALF AN ACRE
- APPROX 30 MINUTES FROM AUDLEY END WITH DIRECT LINE TO LIVERPOOL STREET
- STUNNING CONDITION THROUGHOUT

A delightful home situated in an equally delightful rural location, between the market towns of Haverhill & Sudbury, sat on a plot of approx half an acre. Full of charm & character, this cosy, yet spacious home has been carefully designed to the finest detail, including a self contained annexe.



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## THE GRANARY

This wonderful home was purchased as a modest barn by the current owners in 2010, and in that time, has been transformed into the stunning & versatile family home it is today. The property has undergone several renovations including two extensions, as well as the addition of a cart lodge with annexe above. The Granary is nestled down a country lane just outside the village of Hundon, offering easy access to the towns of Haverhill, Sudbury & Bury St. Edmunds, as well as being located a 30 minute drive from Audley End station, with direct access to Liverpool Street. Set on a plot of approximately half an acre, including a beautiful pond attracting a range of wildlife (including a number of resident ducks). The ground floor of the main house offers a wonderful open plan kitchen/dining/living space, together with cosy character filled hide aways. With three bedrooms in the main house & three bathrooms in addition to the self contained annexe, this country home offers almost endless possibilities. Every small detail has been carefully planned, from the ornate woodwork, to the Bakelite switches and the decorative cast iron radiators, helping create a warm feeling as soon as you step through the threshold. Don't miss your chance to view this perfect cottage.

**ENTRANCE HALL** 9' 3" x 7' 0" (2.83m x 2.15m)

**OFFICE/BEDROOM 4** 8' 7" x 7' 2" (2.62m x 2.2m)

Door to rear offering external access. Oil fired underfloor heating.

**SITTING ROOM** 22' 7" x 15' 7" (6.9m x 4.75m)

A beautiful sitting room with a wealth of exposed beams, panelled walls, inglenook fireplace with log burner. Ceiling mounted projector with automated electric screen operated via remote control, turning the room into a cinema. Door to stairs.

**INNER HALL** 5' 2" x 3' 7" (1.6m x 1.1m)

With airing cupboard (1.5m x 0.9m), door to kitchen, door to;

**WET ROOM** 7' 2" x 4' 9" (2.20m x 1.45m)

A fully tanked shower room comprising walk in shower, WC, wash basin, heated towel rail. Oil fired underfloor heating.

**KITCHEN** 13' 10" x 9' 7" (4.24m x 2.94m)

A wonderful country kitchen including an impressive Rayburn range oven & boiler which services the central heating, granite worktops with ceramic butler sink, island with solid wood worktop, four ring induction hob & wine cooler. The kitchen opens up into:

**DINING AREA** 17' 6" x 9' 1" (5.35m x 2.79m)

French doors to front, oil fired underfloor heating. A beautiful space that is open plan to:

**GARDEN ROOM** 16' 4" x 10' 3" (5.3m x 3.14m)

A stunning room with vaulted ceiling, constructed with solid oak, glazed to two aspects with wonderful views over the garden & a modern multi-fuel burner. Oil fired underfloor



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heating.

**FIRST FLOOR LANDING**

With wooden stairs to loft/den with loft hatch & velux window.

**LOFT/DEN** 10' 7" x 7' 6" (3.25m x 2.30m)

**BEDROOM TWO** 16' 4" x 12' 7" (5.0m x 3.85m)

A beautiful & cosy room with vaulted ceiling & French doors which lead out to a balcony.

**BATHROOM** 10' 7" x 6' 1" (3.25m x 1.86m)

A traditional bathroom suite with freestanding bath, WC, wash basin, bidet & heated towel rail. Electric underfloor heating.

**UPPER HALLWAY** 21' 3" x 4' 9" (6.5m x 1.46m)

Leading to:

**BEDROOM ONE** 17' 4" x 9' 10" (5.3m x 3.0m)

Another stunning room with an impressive gable window & Juliette balcony with views over the garden.

**SHOWER ROOM** 7' 4" x 3' 11" (2.26m x 1.2m)

An ensuite to the master bedroom, with walk in shower, WC, heated towel rail.

**DRESSING ROOM/BEDROOM THREE**

13' 3" x 8' 4" (4.04m x 2.55m)

Another beautiful room with a range of fitted furniture, yes could easily be used as an additional bedroom.

**ANNEXE**

Located above the cart lodge, with:

**BEDROOM/STUDIO** 14' 4" x 15' 10" (4.37m x 4.84m)

With a velux window that opens up into a balcony, kitchenette with sink & drainer, space for fridge & dishwasher. This space works fantastically well as a separate living space, it also is fully equipped to be an ideal home office.

**SHOWER ROOM** 18' 4" x 2' 9" (5.60m x 0.85m)

Comprising shower, WC, wash basin.

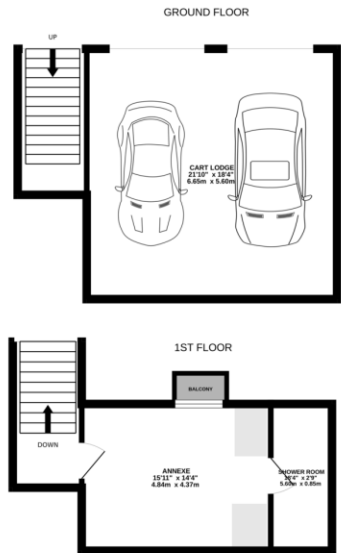
**OUTSIDE**

Accessed via a wooden gate, the driveway offers ample parking & leads to the cart lodge (6.65m x 5.6m), offering additional parking, storage & has provisions for electric vehicle charging. The plot is approaching half an acre, with a range of sheds & storage, summer house, compost container & traditional greenhouse. A beautiful oak framed & thatched structure houses the hot tub (which will remain). A large pond attracts a range of wildlife including resident ducks, with an array of established trees & shrub displays. The remainder of the garden offers lawned areas, generous paved patio & raised decking overhanging the pond. The layout & design of the outside space equally offers a place for tranquillity, as well as a space to entertain.

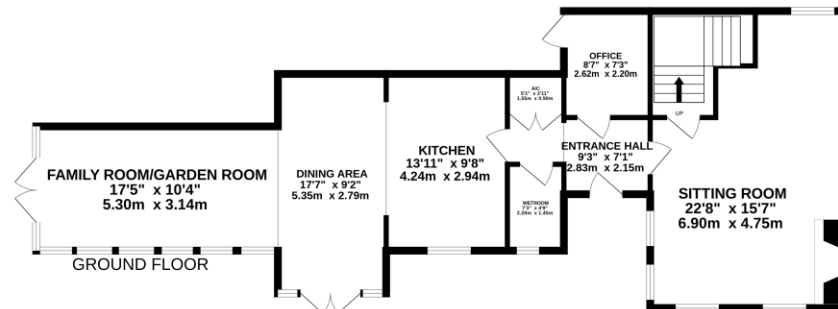
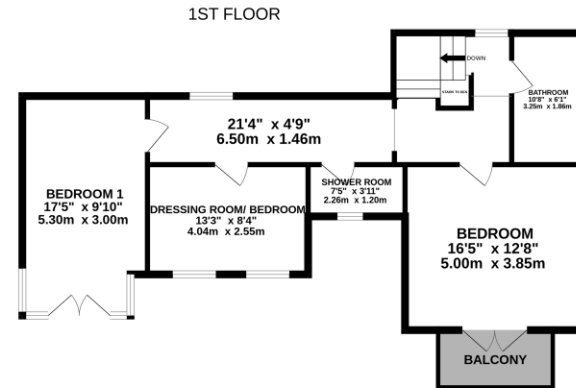


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CHIMNEY STREET, HUNDON

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