



Pannells
Belchamp St. Paul, Suffolk

**DAVID
BURR**



Pannells, Cole Green, Belchamp St. Paul, Sudbury, Suffolk CO10 7BS

Belchamp St Paul is a sought after village clustered around a picturesque green amidst open, undulating countryside. Village facilities include a very popular primary school, two traditional public houses, one of which has a country-wide reputation for their food, a village hall and a parish church. The historic market town of Clare with its comprehensive amenities is four miles away. For the commuter there are rail options to London Liverpool Street, Junction 27 M25 is a one hour drive and Stansted, Chelmsford, Colchester and Cambridge are all nearer.

This charming 15th Century Grade II listed cottage is situated in a prominent position overlooking the village green. The property, which requires updating, has retained many of its original period features including an inglenook fireplace and exposed beams and sits within quintessential cottage gardens incorporating a variety of useful outbuildings. In all about 0.35 of an acre.

A charming Grade II listed cottage set within 0.35 of an acre.

Entrance into:

ENTRANCE HALL Featuring exposed beams and brick flooring and a large mullion window to the rear.

SITTING ROOM A charming room displaying many original period features including an impressive inglenook fireplace, exposed beams and leaded light window to the front aspect.

DINING ROOM A triple aspect room enjoying a pleasant outlook over the gardens and featuring a brick fireplace and exposed beams.

GARDEN ROOM A delightful room situated to the rear of the property overlooking the gardens with doors opening to the terrace.

KITCHEN/BREAKFAST ROOM Fitted with a range of units under worktops with a 1.5 bowl sink and drainer inset. Appliances include an electric oven with four ring hob, space for a fridge freezer, a large cupboard with plumbing for a washing machine and brick flooring.

REAR LOBBY Brick flooring and door to the rear.

BATHROOM Fitted with a white suite comprising a WC, wash basin, panelled bath and extensively tiled walls and floor.

First Floor

LANDING With exposed beams and picture window overlooking the garden.

BEDROOM 1 An impressive vaulted room featuring a former mullion window, exposed beams and fitted wardrobe.

BEDROOM 2 With exposed beams and outlook to the front over the village green.

BEDROOM 3 Double aspect with exposed beams and outlook to the front.

Access from bedroom 3 to:

STORE ROOM A useful space vaulted to the ceiling displaying the unique 'king post' and featuring an external window.

Outside

The property is approached via a driveway leading to a parking area and a range of useful **outbuildings**. The track is owned by a local farmer with Pannells enjoying vehicular right of access.

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The Gardens The property sits within delightful quintessential English gardens offering a variety of private seating and dining areas with large expanses of lawn flanked by mature shrub beds and borders. To the rear of the property is an extensive pergola dining terrace covered by mature climbing honeysuckle overlooking a pretty pond surrounded by mature shrub beds and borders. To the rear the gardens open to a further lawned area with gated access from the track and features another useful outbuilding offering the potential to create a studio/home office.

In all about 0.35 of an acre.

Garage A triple length garage with parking in front also offers light and power with a door leading through to a potting shed and composting area.

Barn 1 Located behind the property with former fireplace and first floor storage, light and power connected.

Barn 2 Located to the rear of the plot with windows to three sides, light and power connected. This barn is ideally suited for conversion into an office/gym, subject to the necessary planning consents.

SERVICES: Main drains, water and electricity. Electric heating. The property benefits from a fibre symmetrical internet connection capable of 900Mbps upload and download speeds, ideal for home working.

NOTE: None of the services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council. Council Tax Band: E. £2,421.16 per annum.

EPC RATING: N/A.

TENURE: Freehold.

WHAT THREE WORDS DIRECTIONS: glaze, sprains, explores.

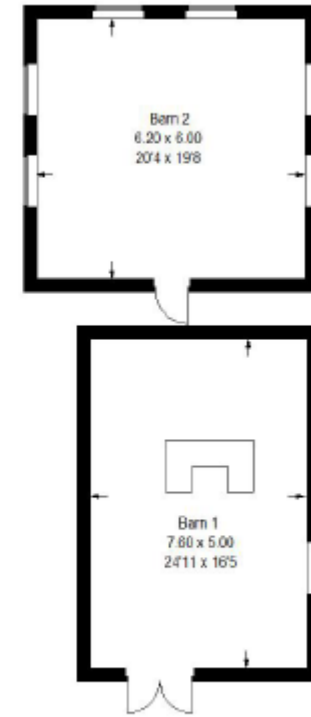
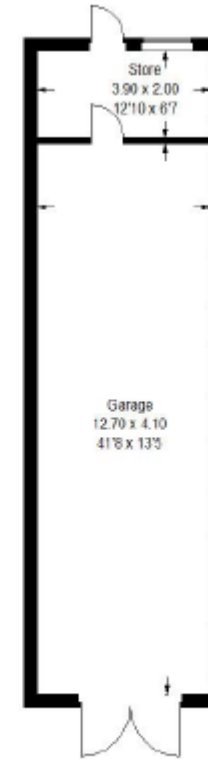
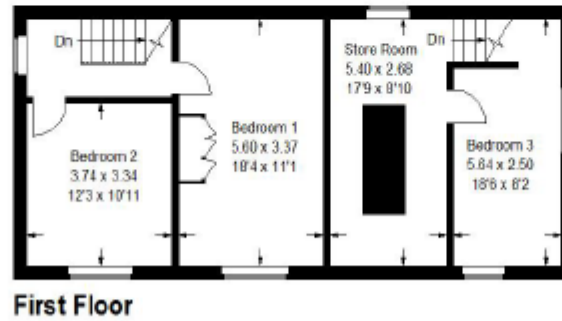
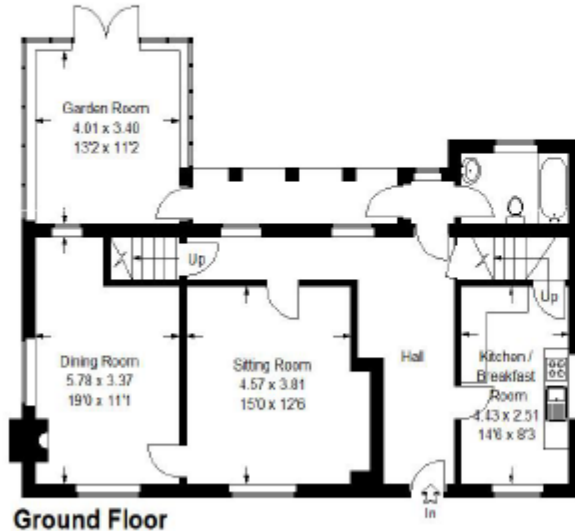
VIEWING: Strictly by appointment through David Burr – 01787 277811.

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Pannells

Approximate Gross Internal Area
 162 sq m / 1744 sq ft
 Outbuildings = 135 sq m / 1453 sq ft
 Total = 297 sq m / 3197 sq ft



Outbuildings

(Not Shown In Actual Location / Orientation)

Illustration For Identification Purposes Only. Not To Scale
 Ref 113829

