



**Allens Cottage**  
Sudbury Road, Bures, Suffolk

DAVID  
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# Allens Cottage, Sudbury Road, Bures, Suffolk, CO8 5JT

Bures is a picturesque village built around the River Stour and features some fine period architecture. This thriving village offers a good choice of amenities with shops, school and pubs. Situated between Sudbury (6 miles) and Colchester (7 miles) with the added benefit of the village rail station with an hourly service between Sudbury and Marks Tey Station which has a main line link to London Liverpool Street.

This Grade II listed 16<sup>th</sup> century thatched cottage has been the subject of a meticulous restoration programme that has seen the residence transformed into a well proportioned family home that maintains a wealth of period character and charm. The restoration programme has included the re-thatching of the roof completed using long straw, a replacement oak sole plate, full rewiring and re-plumbing as well as replacement/refurbishment of external joinery. The cottage itself has been finished in a lathe and lime plaster with lime wash coating. The cottage in its modern day form enjoys a subtle blend of period features and high quality contemporary fittings including a bespoke farmhouse kitchen with granite worktops and contemporary bathroom suite with freestanding bath. Further benefits include a detached double garage and workshop with annexe potential, expansive south facing gardens and far reaching view over the Stour Valley.

## **A Grade II listed detached cottage benefitting from garaging and expansive south facing gardens with views over the Stour Valley.**

English oak door to:

**ENTRANCE HALL:** With slate tiled flooring throughout, window to front. Large coat cupboard with useful storage area above. Exposed timbers and doors to:

**SITTING ROOM:** 7.06m x 4.77m (23'2" x 15'8") A truly exceptional room providing an excellent entertaining area with stripped oak flooring throughout. Open fireplace with inset wood burning stove, brick hearth, red brick surround and oak bressumer above. Heavy oak timbers throughout. Glazed double doors leading to the rear garden. Staircase to first floor. Door to:

**STUDY/BEDROOM 4:** 4.39m x 2.43m (14'5" x 8'0") With windows overlooking the side and rear, this later addition to the property enjoys stripped oak flooring throughout with a useful recess providing storage. Loft hatch.

**DINING ROOM:** 4.90m x 3.45m (16'1" x 11'4" into fireplace) An impressive heavily timbered room enjoying a double aspect with leaded

window to rear, fireplace with red brick hearth and surround with oak bressumer over. Tiled flooring and timber framed doorway to:

**KITCHEN:** 4.72m x 2.66m (15'6" x 8'9") With stained glass window overlooking the garden and high-quality matching range of farmhouse style base and wall units with granite worktops incorporating a butler sink with mixer tap over. A four door Rayburn range is the focal point of the kitchen. Tiled flooring and door to:

**UTILITY ROOM:** Space and plumbing for washing machine and dishwasher. Space for tumble dryer. Fitted with a matching range of base level units with Oak worktops over incorporating a butler sink. Space for fridge/freezer and window to side.

**SHOWER ROOM:** With stripped oak flooring throughout, window to front, WC, fireplace (presently sealed) with brick surround. Fully tiled shower cubicle. Wash hand basin and heated towel rail.

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## First floor

**LANDING:** Exposed timbers and studwork throughout, the landing is a unique feature of the property with a zigzag effect leading from one side of the original hall house to the other. Loft hatch. Doors to:

**BEDROOM 1:** 4.85m x 2.92m (15'11" x 9'7") Enjoying a double aspect with windows to the front and side. Exposed timbers throughout.

**BEDROOM 2:** 4.57m x 2.46m (15'0" x 8'1") With part lime washed, exposed timbers and window overlooking side.

**BEDROOM 3:** 3.35m x 3.09m (11'0" x 10'2") With exposed timbers, bespoke fitted wardrobes and enjoying views over the gardens and undulating countryside beyond.

**FAMILY BATHROOM:** Comprising free standing bath with hand held shower attachment. WC, his and hers wash hand basin and heated towel radiator. Exposed timbers.

## Outside

The property is approached via a set of twin gates leading directly to a sweeping area of off-street parking for multiple vehicles leading further to:

**GARAGING:** Constructed in the mid part of the twentieth century providing parking for two cars or alternatively offering ideal potential as a two-story annexe (subject to the necessary planning consents) with light and power connected and doors to front.

The gardens themselves are split into two distinct areas to the front and rear and are laid predominately to lawn with a shingle path around the external walls of the property. Offering a private and well bordered aspect on all sides with a range of mature trees including Walnut and Sycamore. The rear gardens are south facing and have been further landscaped to incorporate an

Indian sandstone terrace with brick paved border, timber framed external store and shingle border.

**SERVICES:** Mains water and electricity are connected. Private drainage system. Oil fired heating to radiators. **NOTE:** None of the services has been tested by the agent.

**BROADBAND:** Up to 1000 Mbps (source Ofcom).

**MOBILE COVERAGE:** EE, Three, O2 and Vodafone (source Ofcom).

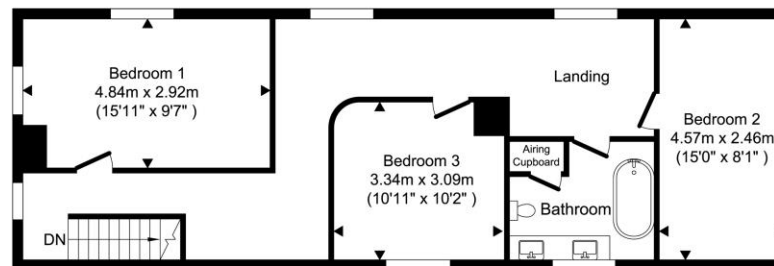
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**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234 000). **BAND:** F

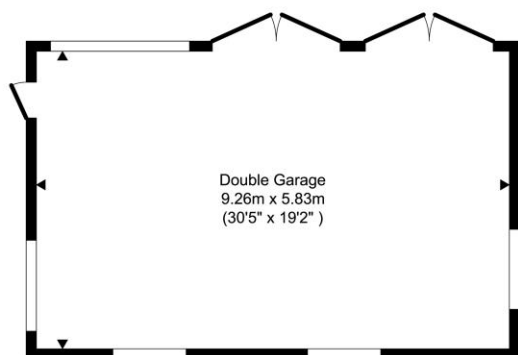
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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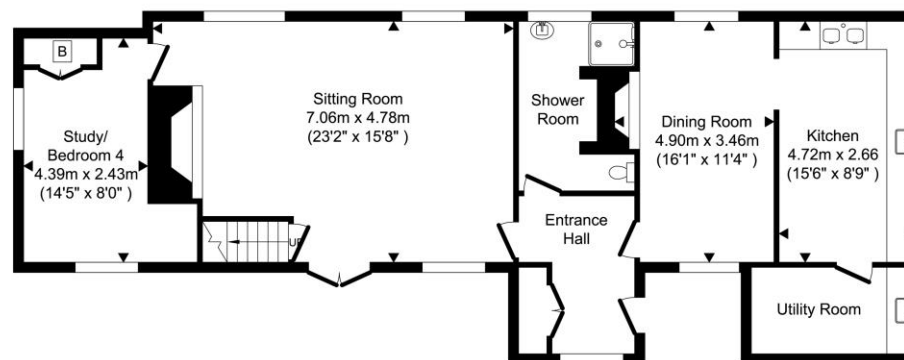
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First Floor  
Approximate Floor Area  
750.00 sq. ft.  
(69.70 sq. m)



Garage  
Approximate Floor Area  
581.03 sq. ft.  
(53.98 sq. m)



Ground Floor  
Approximate Floor Area  
982.00 sq. ft.  
(91.20 sq. m)

TOTAL APPROX. FLOOR AREA 214.88 SQ.M. (2312.94 SQ.FT.)  
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