



**Glebe Cottage,
Cole Green, Belchamp St. Paul, Sudbury, CO10 7BS**

**DAVID
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GLEBE COTTAGE, BELCHAMP ST. PAUL, ESSEX, CO10 7BS

The village of Belchamp St. Paul offers local facilities including primary school and public house. Surrounded in the whole by open countryside although the market towns of Sudbury (7 miles) and Clare (5 miles) can be easily reached by car with their many facilities and amenities including a railway link to London's Liverpool Street from the former.

This charming detached period cottage occupies a lovely position overlooking the green in one of the areas most highly regarded villages. The property is full of character and is further complemented by a garage, off road parking and a charming garden.

A detached Grade II Listed 'chocolate box' cottage on the village green.

ENTRANCE HALL: With a slate tiled floor, exposed beams and large shelved storage cupboard.

SITTING ROOM: 3.96m x 3.91m. (13' x 12'10"). A charming room with views over the green towards the village pub and roof-tops beyond. Exposed ceiling beams, pine floorboards, views over the garden, fireplace with tiled hearth and oak mantle.

STUDY: 3.91m x 3.04m. (12'10" x 10'). A versatile area with splendid inglenook fireplace (sealed), exposed beams, wood flooring and staircase off.

KITCHEN/DINING ROOM: 5.58m x 4.21m narrowing to 2.74m. (18'4" x 13'10" > 9'). A spacious room divided into two distinct areas with views over the green and garden. A slate tiled floor runs throughout, exposed beams and a range of handmade solid wood units with thick wood worktops incorporating an enamel sink unit and mixer tap over. Built in pantry cupboard, integrated fridge/freezer, dishwasher, electric double oven and four ring gas hob. Plumbing for water softener and dishwasher. Underfloor heating. Door to garden.

BATHROOM: 3.65m x 1.95m. (12' x 6'5"). Finished to a high standard by the current owners with cast iron style radiators, exposed beams and chimney, double ended bath with contemporary central fittings. There is a large separate shower cubicle, WC and wash hand basin.

First Floor

BEDROOM 1: 4.52m x 3.78m maximum floor measurement. (14'10" x 12'5"). With views over the green and garden. Exposed floorboards and Suffolk latch door to:-

BEDROOM 2: 4.11m x 3.78m maximum floor measurement. (13'6" x 12'5"). With views over the green. Pine floorboards and door to:-

BEDROOM 3: 3.91m x 2.79m maximum floor measurement. (12'10" x 9'2"). This room is currently used as a dressing room making Bedroom 2 and 3 a suite. There are views over the garden, exposed ceiling beams and floorboards.

Outside

Pretty white picket gates open to a gravel drive which provides **OFF-ROAD PARKING** for a number of vehicles and in turn leads to:-

GARAGE: Constructed of asbestos sheeting and measuring about 16' x 8'. Currently utilised for storage.

STORE: 11'8" x 10'8". Fitted workbench, natural light, power and light connected.

GARDEN TOOL SHED: Light and power connected.

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The gardens are one of the property's most attractive features, epitomising the very essence of a cottage garden with expanses of lawn complemented by established hedges and the front boundary kept at a sensible height to take full advantage of the views over the village green. The rear garden has well stocked colourful beds filled with established trees, roses, plants and shrubs. Useful **GREEN HOUSE/LOG STORE**. External lighting.

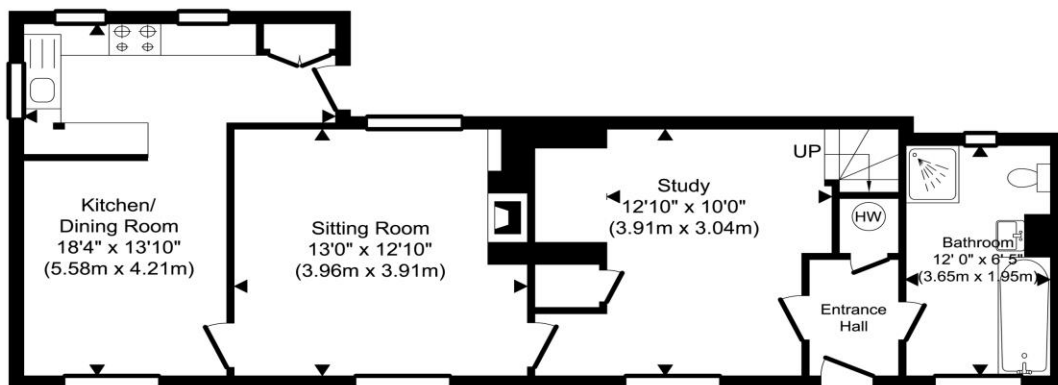
AGENTS NOTE

The property is Grade II Listed.

As is not uncommon with properties of this ilk, many of the rooms are of an irregular shape and with reduced ceiling height, and as such the measurements contained within these particulars are intended as a guide only.

Please note the photographs taken within the brochure are from 2020 although remain representative of the property.

Please note for insurance purposes the fireplaces are not to be used and no naked flames are allowed.



Ground Floor
Approximate Floor Area
653.15 sq. ft.
(60.68 sq. m)

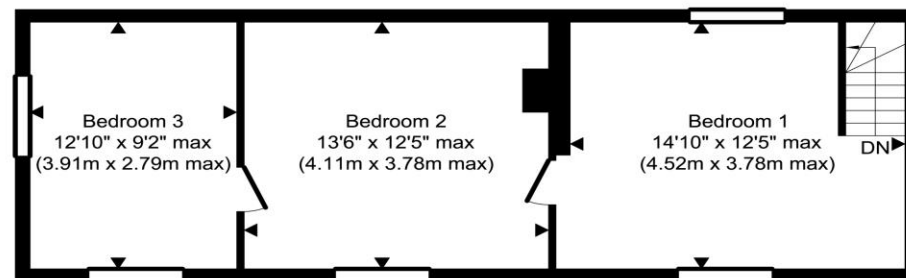
SERVICES: Main water, drainage and electricity are connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree, Essex. CM7 9HB (01376 552525)

VIEWING: Strictly by prior appointment only through DAVID BURR.

TENURE: A holding deposit of one weeks rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract



First Floor
Approximate Floor Area
497.07 sq. ft.
(46.18 sq. m)

