



MAGPIE COTTAGE, BRIDGE STREET,

BURES ST. MARY, SUFFOLK, CO8 5AD

NP NICHOLAS
PERCIVAL

Magpie Cottage is a charming Grade II listed cottage (dating to the 17th Century) that displays numerous characterful features, including many exposed timbers and beams. Situated in a prominent position within the picturesque Stour Valley village of Bures, the cottage enjoys views of St Mary's Church. The cottage is comprised of two double bedrooms, a sitting room, dining room, family bathroom and study.

Enclosed Rear Garden | Access Alleyway (owned by neighbour) To Rear Garden | Tenure Freehold | Grade II Listed | Council Tax Band B



Property

Magpie Cottage is a charming Grade II listed 17th Century cottage that displays numerous characterful features, not least a wealth of exposed timbers and beams.

Located opposite St Mary's church, the property opens to a cosy sitting room, with useful understairs storage cupboard. The sitting room provides access to the dining room, that also enjoys views of the church. The kitchen features a range cooker, integrated dishwasher, and space for a free-standing fridge / freezer. Ample storage is provided by a good array of cupboards and drawers and the kitchen is completed with a ceramic sink. Ascending the stairs to the first floor, the main bedroom is dual aspect, the second bedroom is a spacious double and both rooms benefit from built in storage space. To the rear of the property there is a useful study for those that

work from home and the family bathroom completes the internal accommodation, and is comprised of a bath with shower mixer hose, toilet, handbasin set within a vanity unit and heated towel rail.

Outside

A gated entrance side alley (owned by neighbour) allows access to the courtyard garden, with raised decking. To the rear the brick-built shed contains space and plumbing for a free-standing washing machine. There is also an outside gardener's toilet in an adjoining structure. Please note; an adjoining property has right of access across the rear courtyard for the removal of refuse.

Situation

Magpie Cottage is located in the highly desirable and picturesque village of Bures. The village sits upon either side of the River Stour which also represents the Essex / Suffolk border. Bures has a

good range of local facilities including a post office, doctor's surgery, primary school (rated 'good' at the latest Ofsted report), a village store / news agent, delicatessen, hair salon, and two public houses, as well as a soon to open tea shop. The countryside surrounding Bures is particularly appealing and offers numerous walking routes and views of the Bures Dragon. Further shopping and recreational facilities are available in the nearby market town of Sudbury which is about 5 miles away and Colchester which has a wide range of shopping, recreational and leisure amenities as well as some excellent schools in both the state and private sector. For the commuter, Bures offers branch line rail service to London Liverpool Street via Marks Tey. Direct mainline rail services are available from Colchester and Marks Tey taking approximately 55 minutes from the latter. There are also frequent buses running to both Colchester

and Sudbury.

Agents Notes

Please note; an adjoining property has right of access across the rear courtyard for the removal of refuse. Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.

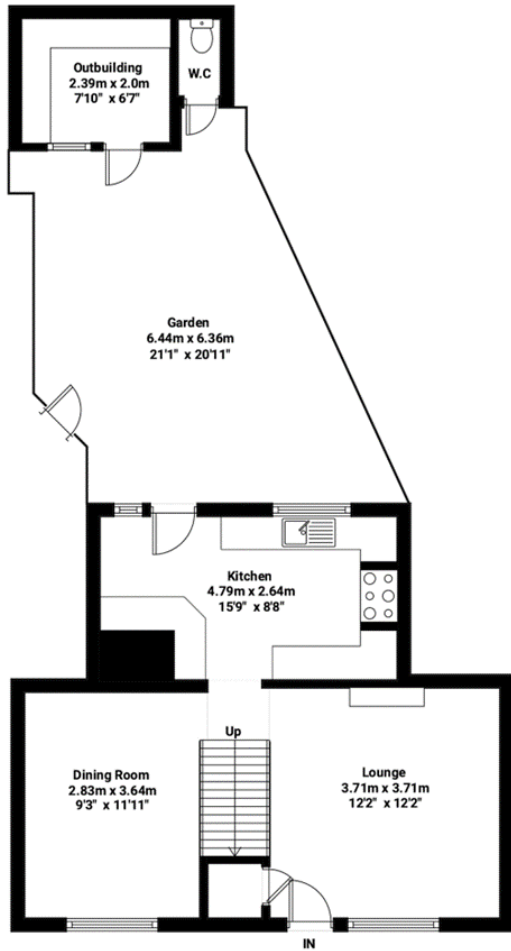


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Babergh District Council. **COUNCIL TAX:** Band B. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk). We routinely refer clients to Flagstone Mortgages for independent mortgage and protection advice. It is your decision whether you choose to deal with Flagstone Mortgages. In making that decision, you should know that we receive gratuities from Flagstone Mortgages worth approximately £50 per transaction. **NICHOLAS PERCIVAL** are proud to be members of;

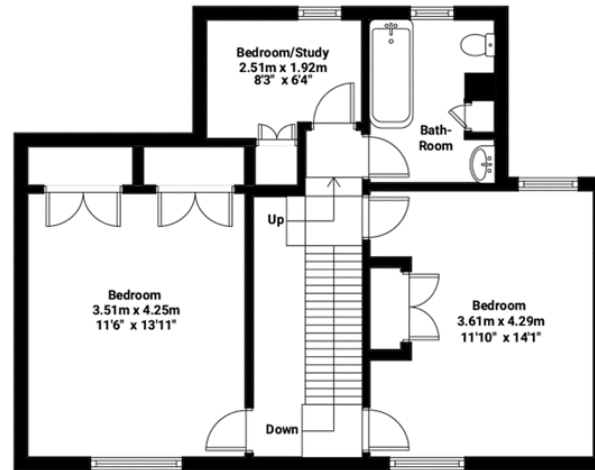
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Magpie Cottage, Bures

Illustration for identification purposes only. Measurements are approximate and not to scale.



Ground Floor



First Floor

**TOTAL APPROXIMATE FLOOR AREA
EXCLUDING GARDEN:**
1044.5 sq ft (97.04 sq mt)
House : 983.7 sq ft (91.39 sq mt)
Outbuildings: 60.8 sq ft (5.65 sq mt)
Garden: 287.3 sq ft (26.69 sq mt)

