



**Myrtle Cottage,
Great Waldingfield, Sudbury, Suffolk.**

**DAVID
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MYRTLE COTTAGE, GREAT WALDINFIELD, SUFFOLK. CO10 0TN

Great Waldingfield is an attractive village with pub, post office/shop, garage, primary school and parish church. It lies about 3 miles north of the historic market town of Sudbury with its comprehensive range of amenities including a commuter rail link to London Liverpool Street Station. The larger market towns of Bury St. Edmunds and Colchester are approximately 16 miles distant, the latter with a main line station to London Liverpool Street.

This idyllic well-presented period cottage occupies a lovely position within 'Old Great Waldingfield' and is a stone's throw of the Parish Church and is ideally placed on a country lane for wonderful walks. There is outstanding character throughout with exposed beams, oak doors, fireplace, vaulted ceiling and complemented further by an enclosed garden and studio.

A well-presented period house with exceptional character on a quiet country lane.

SITTING ROOM: 4.92m x 4.52m into recess. (16'2" x 14'10" into recess). Solid wide oak floorboards, exposed timbers and a hand made oak staircase rising to first floor. There is a cast iron style radiator, exposed studwork and a floor to ceiling red brick chimney with inset multi-fuel stove on a brick hearth. Suffolk latch oak door opening to:-

Inner Hall: Stone tiled floor, door to side garden and opening to:-

KITCHEN/DINING ROOM: 5.66m x 2.84m. (18'7" x 9'4"). Cleverly designed with a 9ft. high vaulted ceiling in part complemented by exposed beams, walls of attractive mellow red brick, a stone tiled floor, a port-hole window and finished with a set of double doors opening to terracing and the garden beyond. There are an extensive range of fitted matching solid wood units with inset butler sink and mixer tap and Velux window over. Integrated dishwasher, washing machine, fridge, electric double oven and four ring hob with extractor fan over.

BATHROOM: Finished with a roll top slipper bath including period style fittings and shower attachment. Exposed beams, brick work, cornicing, wainscot boarding, WC and wash hand basin.

First Floor

LANDING: With wide oak floorboards, fitted shelving, storage space and door to:-

BEDROOM 1: 4.08m x 2.69m to mid-point in eaves. (13'5" x 8'1" to mid-point in eaves). A charming room with a wonderful view of the Church tower and complemented by exposed oak beams, oak floorboards and a vaulted ceiling.

DRESSING ROOM: 3.35m x 2.13m. (11' x 7'). Finished with handmade built-in oak wardrobes, linen cupboard and door to:-

ENSUITE: Fully tiled shower cubicle, heated towel rail, WC and wash hand basin. Exposed beams and oak floorboards.

BEDROOM 2: 3.6m x 2.64m. (11'10" x 8'8"). Enjoying field views. Exposed beams and handmade oak fronted storage cupboards.

Outside

A pretty handmade oak gate with brick pillars either side opens to a central path and leads to a covered oak canopy with a peg tiled roof.

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The rear garden is a lovely feature of the property with a terrace, expanse of lawn, useful storage shed and a:-

STUDIO/OFFICE: A versatile space with natural light, further light and power connected.

AGENTS NOTE

As is not uncommon with properties of this ilk, there is a flying freehold.

The photographs used were taken in 2021 but are a fair representation of the property.

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

EPC RATING: D - A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** B.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber framed.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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



