



The Old Shepherd and Dog
Poslingford, Suffolk

**DAVID
BURR**



The Old Shepherd and Dog, The Street, Poslingford, Sudbury, Suffolk CO10 8RA

Poslingford is a pretty village situated approximately 2 miles north of the market town of Clare. The area is predominantly surrounded by countryside and farmland and the town of Clare itself offers a number of facilities including shops, Doctors surgery, public transport facilities and many recreational facilities. The market town of Sudbury with its comprehensive facilities including a commuter rail link to London Liverpool Street is approximately 9 miles east.

A charming and beautifully presented former public house converted for residential use in circa. 1985, the property enjoys light and spacious living accommodation and blends original period features with modern luxuries and has seen the benefit of an extensive renovation programme in recent years.

A light and spacious former public house with off-road parking and double garage, situated in a quiet village location.

Entrance into:

ENTRANCE HALL: With window to the side and doors opening through to the:

SITTING ROOM: A spacious and light reception room with sash windows, red brick fireplace with log burning stove, quarry tiled flooring and a step up to the:

LIBRARY: With a range of fitted book cases and sash window to the side aspect.

DINING ROOM: Another charming reception room with sash window to the front aspect and doors to:

BREAKFAST ROOM: A further spacious reception room with doors leading to the terrace.

KITCHEN/BREAKFAST ROOM: Extensively fitted with a range of wall and base units under worktop with a 1.5 bowl ceramic sink inset. Space for a freestanding cooker, dishwasher and undercounter fridge. Tiled flooring. Step leading up to the:

UTILITY ROOM: With a further range of wall units, space and plumbing for washing machine, tumble dryer and fridge/freezer. A door leads through to the:

CLOAKROOM: With WC and wash hand basin.

First Floor

LANDING: With rooms off.

MASTER BEDROOM: A spacious double bedroom with outlook to the front, built-in wardrobes and a door leading through to a Dressing Area with eaves storage cupboards, outlook to the side and a door though to:

EN-SUITE: A spacious en-suite bathroom comprising panel bath, walk-in tiled shower cubicle, pedestal sink unit, WC and heated towel rail.

BEDROOM 2: Another generous double bedroom with sash window to the front aspect.

BEDROOM 3: A further double bedroom with a built-in cupboard.

BEDROOM 4: With built-in cupboard and outlook to the front.

SHOWER ROOM: Stylishly fitted comprising walk-in shower, WC, bidet, pedestal sink unit, heated towel rail with roof window and airing cupboard.

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Outside

The property is accessed via a private driveway providing parking for multiple vehicles, in turn leading to the **DOUBLE GARAGE** with light and power connected. The charming front gardens feature a range of mature trees and flower beds interspersed around an area of traditional lawn with a pathway leading to the front door. A gated access leads through to the rear garden which is landscaped for low maintenance and incorporates an Al Fresco dining terrace and mature flower beds.

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

LOCAL AUTHORITY: West Suffolk District Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. 01284 763233

COUNCIL TAX BAND: F. £3,020.42 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 79 mbps download, up to 20 mbps upload.

Phone Signal: Yes. Provider: There is limited signal which is provided by EE.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: A restriction applies to the use of the building for any trade or business use. Not to keep any animals on the property other than domestic pets. To maintain boundary fences, not to obstruct any part of the access road.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: Rights of Access exist for the carrying out of works and repairs. Rights of Way exist at all times and for all purposes over the shared access road, together with a share of one third of the cost for repairs/maintenance.

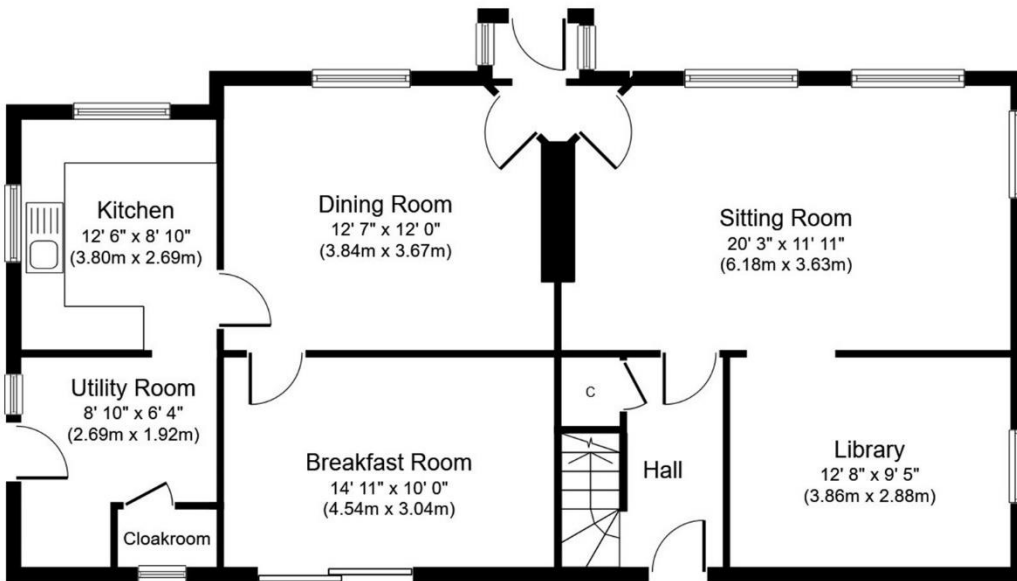
PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

FLOOD RISK: Surface water was noted during periods of heavy rainfall on the main road through the village.

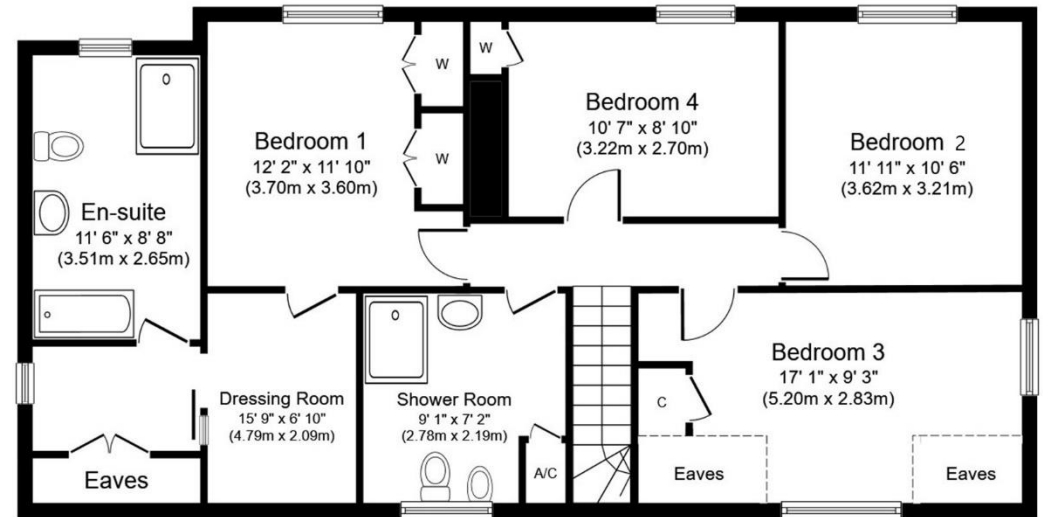
ACCESSABILITY ADAPTIONS: None.

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.



Ground Floor
Approximate Floor Area
966 sq. ft.
(89.7 sq. m.)



First Floor
Approximate Floor Area
914 sq. ft.
(84.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

