



**Windfall Cottage, The Row,
Hartest, Suffolk**

**DAVID
BURR**



WINDFALL COTTAGE, THE ROW, HARTEST, SUFFOLK, IP29 4DJ

Hartest is one of West Suffolk's most favoured villages. The Green, a conservation area, is characterised by its variety of period buildings and amenities include a primary school, a butchers, pub and village church. The market town of Sudbury with its commuter link to London Liverpool Street is about 10 miles south and the Cathedral town of Bury St Edmunds with its comprehensive amenities, about 9 miles north.

A semi-detached 'chocolate box' thatched cottage (rethatched in 2024) in need of some modernisation and representing a superb opportunity for a purchaser to renovate a charming characterful cottage to their own specification. Accommodation includes a sitting room, kitchen and a dining/living room as well as a ground floor bathroom and cloakroom with two bedrooms on the first floor and a large loft space. Generous gardens extend down to the brook and contain areas of lawn and attractive brick terraces. **NO ONWARD CHAIN.**

A two-bedroom semi-detached thatched cottage in a picturesque Suffolk village.

Front door leading to:-

SITTING ROOM: A characterful reception area with a large brick fireplace with the remains of a former bread oven adjacent. Exposed timbers throughout the walls and ceilings, useful understairs storage cupboard off and steps leading down with open studwork leading to:-

KITCHEN: Containing a matching range of base and wall level units with wood effect worksurfaces incorporating a sink with mixer tap above and drainer to side and four ring electric hob. Integrated cooker, space for a refrigerator and space and plumbing for washing machine. Wood and glass panel doors leading to:-

DINING/LIVING ROOM: An attractive room forming part of a rear extension with an attractive mellow red brick feature fireplace. Bay window with an outlook over the grounds and a stable door leading onto the side passageway.

CLOAKROOM: Containing a WC, pedestal wash hand basin and a heated towel rail.

BATHROOM: Accessible from a lobby off the sitting room with an airing cupboard off. Containing a panel bath, WC and pedestal wash hand basin.

First Floor

BEDROOM 1: A well-proportioned double room with twin casement windows allowing for plenty of natural light. Exposed timbers and a loft hatch with dropdown ladder. Door leading into:-

BEDROOM 2: With exposed timbers and a vaulted ceiling and door leading to:-

LOFT SPACE: A substantial area above the extension ideal for extensive storage.

Outside

In front of the property is a garden enclosed by low level red brick walls with an area of lawn and a number of mature rose plants. A passageway leads down the side of the property and into the rear garden with an elevated brick terrace adjacent to the property itself with a **TIMBER STORAGE SHED** adjacent. A stone pathway continues past expanses of lawn and an attractive rose arbour into a further area of garden with mature beds, mature hedging and which abuts the brook itself. Further timber storage shed.

SERVICES: Main water and drainage. Main electricity connected. Electric heating. **NOTE:** None of these services have been tested by the agent.

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AGENT'S NOTES

The property is Grade II listed and situated in a conservation area.

The thatch was recently completed in 2024.

EPC RATING: Exempt – Listed.

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

COUNCIL TAX BAND: C

TENURE: Freehold

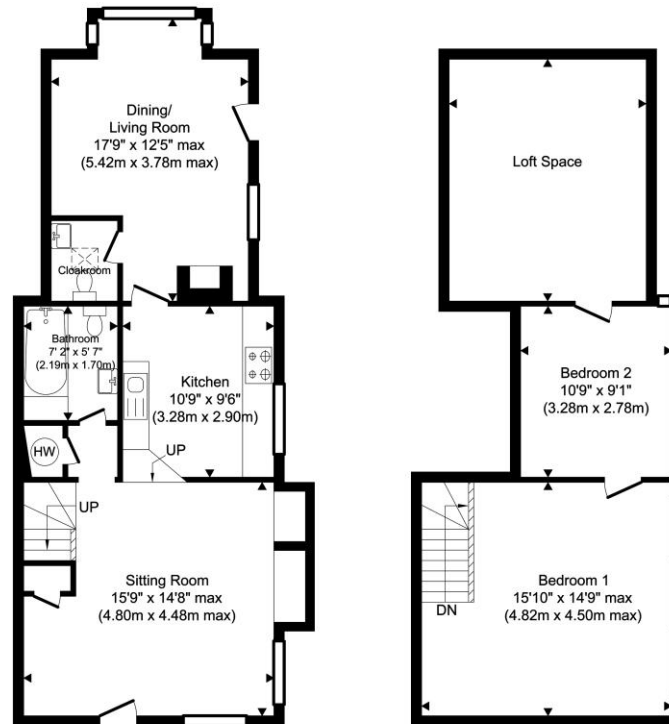
WHAT3WORDS: striving.lecturers.vote

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.

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Ground Floor
Approximate Floor Area
615.69 sq. ft.
(57.20 sq. m)

First Floor
Approximate Floor Area
528.29 sq. ft.
(49.08 sq. m)

TOTAL APPROX. FLOOR AREA 1143.98 SQ.FT. (106.28 SQ.M.)
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