



DAVID
BURR

The Curates House
Hartest, Bury St Edmunds, Suffolk



The Curates House, Hartest, Bury St Edmunds, Suffolk, IP29 4DH

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, doctors surgery, 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.

An exceptional unlisted detached house situated in a commanding position overlooking one of our area's most picturesque greenswards. The accommodation contains considerable character and is primarily arranged over three floors which includes two reception rooms, an open-plan kitchen/dining/living room and a cellar as well as a total of five bedrooms are served by two bathrooms and there is the potential to create an additional cloakroom or shower room on the second floor if required. Further benefits include an attractive partly walled garden, a range of outbuildings, garage and parking. **In all about 0.28 acres.**

An impressive unlisted detached period property in a prominent position overlooking the village green with beautiful gardens, off-street parking and outbuildings.

ENTRANCE PORCH: With stone paving, seating and a door leading to:-

ENTRANCE HALL: With fitted barrier matting, staircase rising to first floor and doors leading to:-

SITTING ROOM: (4.36m x 4.21m) **14'4" x 13'10"** With lovely views over the green and finished with deep skirting, cornicing and an elegant fireplace with a marble surround and inset ornate stove.

SNUG/DINING ROOM: (4.26m x 4.01m) **14' x 13'2"** A room which could be used in various different ways and with views over the green, a 9ft high ceiling, exposed beams, cornicing, deep skirting, useful storage cupboard and a fireplace with marble surround and inset Jotul log burning stove.

KITCHEN/DINING/LIVING ROOM: (11.78m x 3.20m (widening to 5.61m) **38'8" x 10'6" (widening to 18'5")** A splendid addition at the rear of the house with a door to the garden and finished with original brick flooring throughout. Exposed timbers and a kitchen with polished granite worksurfaces, double butler sink with mixer tap over, integrated Bosch dishwasher and space for a free-standing Range cooker. Further space for American style fridge/freezer and plenty of bespoke fitted storage throughout.

CELLAR: (3.65m x 3.55m max) **12' x 11'8" max** With light and power connected.

First Floor

STUDY/LANDING: A spacious area ideal for use as a study with two further staircases leading to bedroom areas, various useful storage cupboards, further staircase rising to second floor and with doors leading to:-

BEDROOM 1: (4.36m x 3.30m) **14'4" x 10'10"** Enjoying lovely views over the green and finished with built in wardrobes/storage cupboards.

BEDROOM 2: (4.34m x 3.30m) **14'3" x 10'10"** Enjoying field views with countryside beyond.

BEDROOM 3: (3.07m x 2.38m) **10'1" x 7'10"** Enjoying lovely views over the green.

BATHROOM: With an attractive tiled shower cubicle with waterfall style showerhead, additional attachment over and a glass sliding door. Free-standing rolltop bath with claw feet and mixer tap and shower attachment over. Wash hand basin and a separate area containing a WC.

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SHOWER ROOM: Containing a shower, range of fitted storage cupboards, WC and a pedestal wash hand basin.

Second Floor

LANDING: Useful storage cupboard and door leading to:-

BEDROOM 4: (3.78m x 3.37m) **12'5" x 11'1"** With views towards the village hall.

BEDROOM 5: (4.44m x 3.30m) **14'7" x 10'10"** With a lovely view over the garden.

Outside

A track runs across the green which opens to an area of **OFF-ROAD PARKING** suitable for a number of vehicles and which contains impressive mature beech and horse chestnut trees. This in turn leads onto:-

GARAGE/WORKSHOP: (8.22m x 4.92m) **27' x 16'2"** Divided into two distinct areas and utilised previously as the village fire station. There is an inspection pit, lighting and power points. Door to garden.

STUDIO: (4.57m x 4.41m) **15' x 14'6"** With a high ceiling, previously used as a studio and with a Pitcher stove.

ADDITIONAL OUTBUILDINGS: (10.66m x 3.22m) **35' x 10'7"** Divided into three distinct rooms, one of which is utilised as a **laundry room** and also contains a WC with wash hand basin.

The partly walled garden is one of the properties most attractive features, generous in size and stocked with an abundance of colourful plants, trees and shrubs complementing the expanses of lawn, Rose beds and Yew hedges.

In all about 0.28 acres.

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

AGENTS NOTES

The property is situated in a conservation area.

EPC RATING: Band F – 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: F

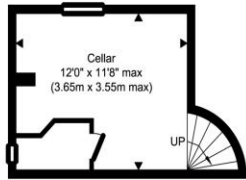
TENURE: Freehold

WHAT3WORDS: ///recital.directors.wants

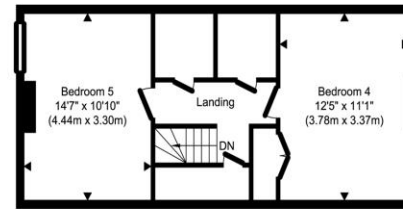
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

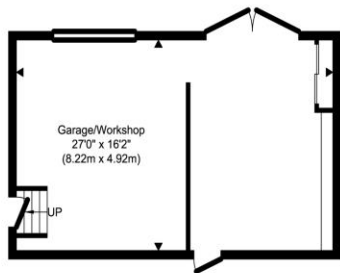
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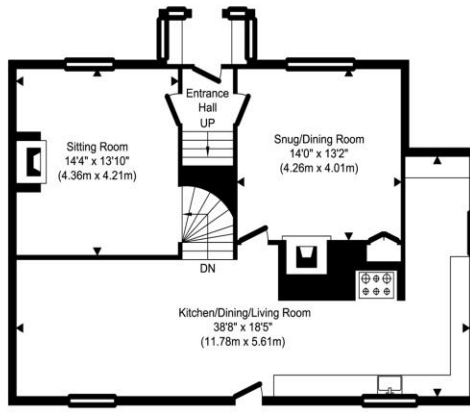
Cellar
Approximate Floor Area
189.00 sq. ft.
(17.54 sq. m)



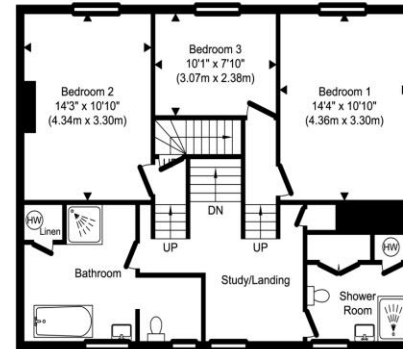
Second Floor
Approximate Floor Area
469.00 sq. ft.
(43.60 sq. m)



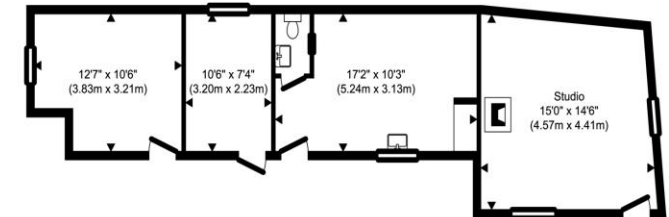
Garage
Approximate Floor Area
435.00 sq. ft.
(40.44 sq. m)



Ground Floor
Approximate Floor Area
959.00 sq. ft.
(89.07 sq. m)



First Floor
Approximate Floor Area
825.00 sq. ft.
(76.60 sq. m)



Outbuilding
Approximate Floor Area
598.00 sq. ft.
(55.54 sq. m)

TOTAL APPROX. FLOOR AREA 3474 SQ.FT. (322.79 SQ.M.)
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