



**Hoults Mansion
Stradishall, Suffolk**

**DAVID
BURR**



Hoults Mansion, The Street, Stradishall, Suffolk CB8 8YW

Stradishall is a small village situated approximately 5 miles North West of the market town of Clare, which offers a comprehensive range of facilities including shops, doctor's surgery, public houses and hotels etc. A wider range of recreational and shopping facilities can be found in the nearby racing towns of Newmarket and historic Bury St Edmunds both approximately 10 miles. Addenbrookes Hospital is 24 miles and Cambridge centre 27 miles. There are excellent road links to other major towns and London via the A14/A11.

Hoults Mansion is a detached three bedroom Grade II Listed period cottage, sitting in a lovely sized plot within an enviable position as you enter the beautiful village of Stradishall. The property is approached by a private gated driveway with parking for multiple vehicles.

A detached three bedroom Grade II Listed cottage set within an enviable position benefitting from parking and turning for multiple vehicles.

Entrance into:

LIVING ROOM: Of double aspect with views to the front and rear. With open brick fireplace, character feature bread oven and exposed beams. Through to:

KITCHEN: Of double aspect with views to the rear and side. Comprising a range of base units under worktop with stainless steel sink inset. Oven and space and plumbing for a washing machine. Through to:

SITTING ROOM: With a large feature inglenook fireplace and bread oven, views to the front and rear, character beams. Through to the hallway.

WETROOM: With WC, shower, pedestal sink unit and space for washer/drier.

First Floor

LANDING: Through to:

BEDROOM 1: A large room with views to the side, character beams, carpeted flooring.

BEDROOM 3: Another double room with views to the front, character beams and wonderful original flooring.

CLOAKROOM: With WC and wash hand basin.

SHOWER ROOM: With part-tiled shower, pedestal sink unit and heated towel rail.

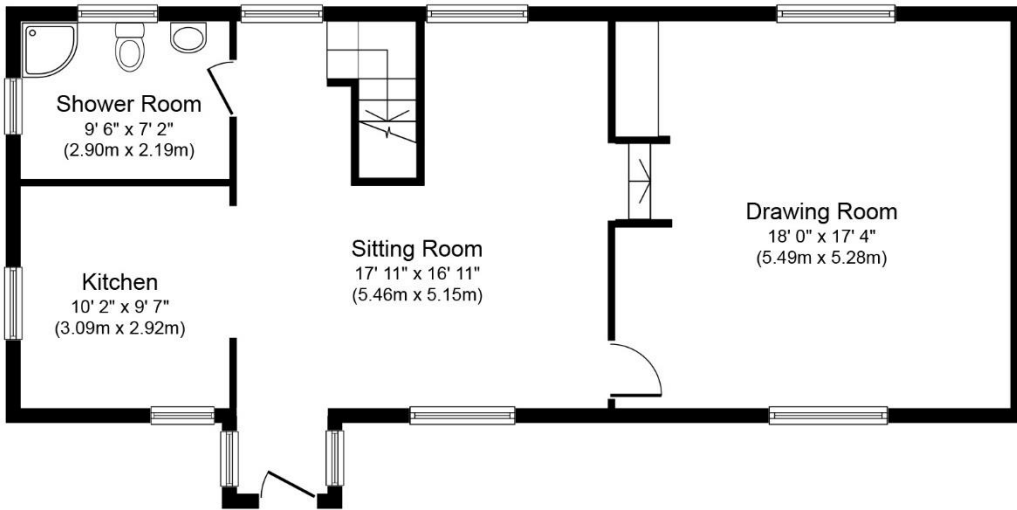
BEDROOM 2: A lovely light room with character beams and views off to the side of the property.

Outside

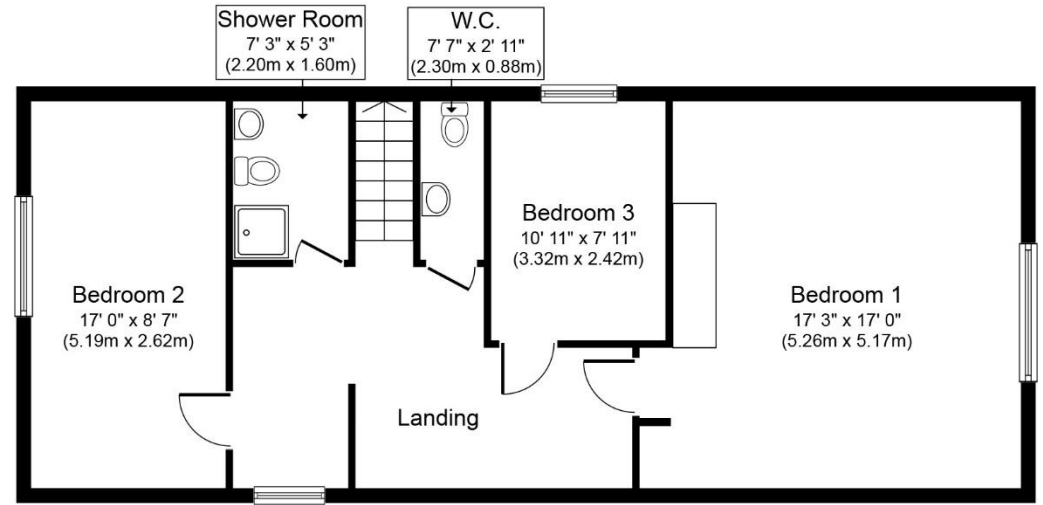
The property sits in the centre of its plot and is surrounded by gardens with lovely berry patch and herb garden. To the rear of the property is space and turning for multiple vehicles. There is also a lockable garden shed.

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

EPC RATING: Band E. A copy of the energy performance certificate is available on request.



Ground Floor
Approximate Floor Area
811 sq. ft.
(75.3 sq. m.)



First Floor
Approximate Floor Area
795 sq. ft.
(73.8 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.

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

COUNCIL TAX BAND: E. £2,615.08 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Wood frame.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

Phone Signal: Yes. Provider: Signal is limited.

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/>.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

THATCH INFORMATION: None known.

ASBESTOS/CLADDING: None known.

FLOOD RISK: None known.

ACCESSABILITY ADAPTIONS: None known.

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.



