



81 Dyers Lane
Assington, Sudbury, Suffolk

**DAVID
BURR**



81 Dyers Lane, Assington, Sudbury, Suffolk, CO10 5LB

Assington is popular village with public house/restaurant, farm shop, incorporating a Post Office, tea rooms and the Parish Church of St Edmunds. Situated approximately 7 miles from the market town of Sudbury and 11 miles from the larger town of Colchester with its main line station with commuter rail link to London Liverpool Street.

Set in a rural position adjacent to open farmland, set with no immediate neighbours and located on the periphery of the highly regarded Suffolk village of Assington. An extended, Grade II listed, detached cottage offering an accommodation schedule arranged via two ground floor reception rooms with three bedrooms set across two separate staircases and retaining a wealth of charm, character, and notable period features throughout. Blending original period detailing with contemporary additions, retained features include exposed timbers and studwork, a fireplace with oak bressumer beam over, timber framed casement windows and a partly thatched roofline. Enhancements made by the current owner include the creation of an open plan holiday let, which has been successfully let via Airbnb in recent years. Further benefits to the property include ample private parking, south facing gardens and outstanding views to the front and rear across unspoilt farmland.

A Grade II listed, three bedroom detached, partly thatched cottage, enjoying two reception rooms and set with no immediate neighbours on a rural lane on the outskirts of the village of Assington. Further benefits to the property include an open plan holiday let, ample private parking and a private well screened south facing garden.

Stained glass panelled oak door opening to:

ENTRANCE HALL: 18' 3" x 5' 2" (5.57m x 1.58m) + **7' 3" x 3' 2"** (2.22m x 0.97m) With antico herringbone patterned flooring, door with suffolk latch opening to utility store providing space and plumbing for a washing machine with sensor lighting and shelving above. Further door with suffolk latch opening to boiler room housing oil fired boiler with useful fitted shelving. Stain glassed panelled oak stable door opening outside and further door with suffolk latch to:

SITTING ROOM: 15' 6" x 13' 8" (4.74m x 4.17m) Afforded a dual aspect with a timber framed casement window range to side, affording a southerly aspect across the gardens and panelled glazed double doors to rear providing an unspoilt aspect across adjacent farmland.

KITCHEN/ BREAKFAST ROOM: 15' 6" x 13' 6" (4.74m x 4.14m) Fitted with a matching range of shaker style base and open fronted wall unit with preparation surfaces over. Ceramic butler sink unit with mixer tap above and casement window range to side affording aspect across the parking area and gardens beyond. Space for a three door Rangemaster oven with five ring gas hob over extraction hood above, space for fridge/freezer and further range of base level units with oak surfaces over. Door with suffolk latch to linen store housing a water cylinder with useful fitted shelving. Afforded a dual aspect with unspoilt views across the adjacent landscape and further features include tiled flooring throughout.

SNUG: 18' 11" x 11' 4" (5.78m x 3.47m) Forming a part of the original cottage and set beneath raised ceiling heights with a range of exposed wall timbers, cross beam, and fireplace with oak bressumer beam over. Timber framed casement window to the front affording unspoilt views across the

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adjacent farmland and further casement window to rear. Step down and stain glass panelled oak door opening outside and further door with suffolk latch to:

STUDY: 11' 7" x 11' 5" (3.54m x 3.48m) With exposed ceiling timbers and studwork, secondary staircase rising to first floor and timber framed casement window to front affording unspoilt views across adjacent farmland.

GROUND FLOOR BATHROOM: 8' 5" x 6' 9" (2.57m x 2.07m) Fitted with ceramic WC, Savoy wash handbasin, bath with shower attachment and tiling above in addition to half height tongue and groove panelling. Wall mounted heated towel radiator, LED spotlights and casement window to rear.

CLOAKROOM: 6' 2" x 2' 11" (1.88m x 0.91m)

First floor

LANDING: With hatch to the loft and door with suffolk latch to:

BEDROOM 1: 15' 8" x 13' 7" (4.78m x 4.16m) Afforded a wealth of natural light afforded a dual aspect with timber framed casement windows to front and side and elevated views towards the parish of Assington across unspoilt farmland. Double doors to fitted wardrobe with attached hanging rail and further door to:

EN-SUITE WET ROOM: Fully tiled and fitted with ceramic WC, wash handbasin and shower with mounted shower attachment. Obscured glass window range to side.

BEDROOM 2: 15' 7" x 9' 6" (4.77m x 2.91m) With casement window range to side and rear affording fare reaching views across the adjacent farmland. Door to fitted wardrobe.

BEDROOM 3: 12' 0" x 10' 11" (3.66m x 3.33m) Accessed via a secondary staircase with exposed wall timbers and casement window to side.

Outside

The property is situated on Dyers Lane, a farm track on the periphery of the village serving a handful of individual properties. Positioned with no immediate neighbours, the property is accessed beyond an immediate cluster of individual properties with a shingled area to front and two bays providing private parking for approximately four vehicles.

Enjoying an aspect completely enveloped by unspoilt farmland, the gardens continue to the rear of the property with a hidden terrace providing an ideal seating/entertainment area.

The gardens continue to the south with the parking bay bordered by railway sleepers and steps rising top an expansive lawn with flourishing border planting, shrubs, flowers, and mature trees. Set within the garden is a:

Holiday Let

SITTING ROOM/KITCHEN/BEDROOM: 28' 10" x 10' 4" (8.80m x 3.16m) Constructed in a barn style with timber exterior cladding and set beneath a pitched tiled roofline with aluminium framed double doors to side and rear opening to sitting/kitchen/bedroom. An open aspect room with aluminium framed bi-folding doors to side, bedroom area, kitchenette comprising a stainless-steel single sink unit, two ring hob and range of fitted base units. Exposed cross beams, range of glass panelling affording an aspect across the adjacent farmland and a wood burning stove set on a hearth. Obscured glass reinforced door opening to:

WET ROOM: 9' 7" x 3' 11" (2.94m x 1.20m) Fitted with RAK ceramic W.C, Geberit wall hung wash hand basin and wet room with shower

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attachment. LED spotlights, wall mounted heated radiator and obscured glass window to side.

TENURE: Freehold

SERVICES: Mains water, private drainage and electricity are connected. Oil and electric heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: N/A. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///shook.toasted.nozzle

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D.

BROADBAND: Up to 80 Mbps (Source Ofcom).

MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

VIEWING: Strictly by prior appointment only through DAVID BURR.

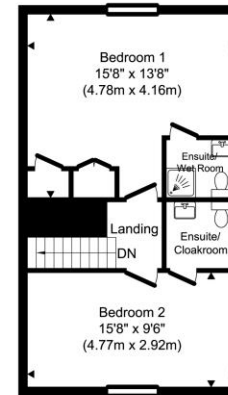
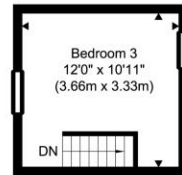
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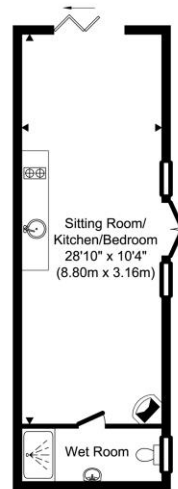
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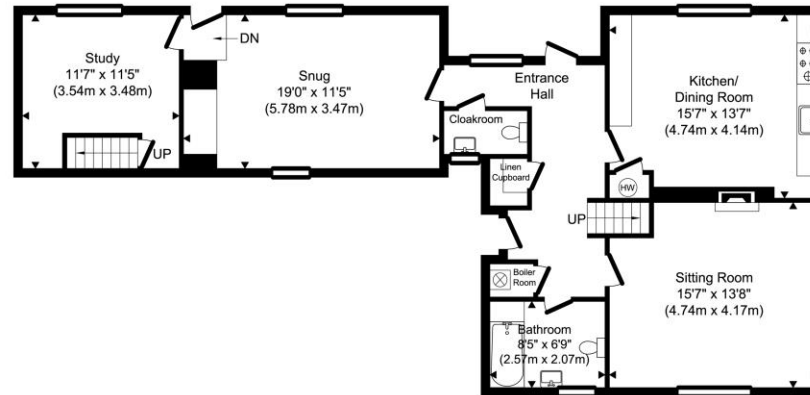
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First Floor
Approximate Floor Area
561.76 sq. ft.
(52.19 sq. m)



Barn
Approximate Floor Area
343.47 sq. ft.
(31.91 sq. m)



Ground Floor
Approximate Floor Area
1012.45 sq. ft.
(94.06 sq. m)

TOTAL APPROX. FLOOR AREA 1917.69 SQ.FT. (178.16 SQ.M.)
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