



DAVID  
BURR

**Thatch End, 5 Fern Hill,  
Glemsford, Suffolk**







# Thatch End, 5 Fern Hill, Glemsford, Sudbury, Suffolk, CO10 7PR

Glemsford is a popular village situated to the West of Long Melford. The village offers many amenities including a school, doctors' surgery, public transport facilities and has a selection of shops and public houses. Surrounded by open countryside and farmland, the village is conveniently situated for Long Melford, Sudbury with its commuter rail link to London Liverpool Street (about 7 miles) and Bury St Edmunds to the north (about 12 miles).

A 'chocolate box' detached partially thatched cottage situated in an outstanding rural location with the most superb open countryside views. Characterful accommodation is arranged over two levels with numerous original period features including exposed timbers, brick work and a charming inglenook fireplace. On the ground floor is a sitting room, kitchen/dining room and a study/fourth bedroom as well as a utility/shower room. Upstairs, there are a total of three bedrooms served by two further bath/shower rooms. Outside, the property benefits from beautifully planted and well-maintained wrap around gardens with off-street parking and a double garage. Offered with no onward chain and in all sits within a plot which measures approx. 0.26 acres (sts).

## A three/four bedroom Grade II listed character cottage in an idyllic rural location with outstanding countryside views.

Solid oak front door with traditional ironmongery leading to:

**ENTRANCE HALL:** An attractive area with travertine flooring which continues throughout much of the ground floor. Exposed red brick chimney breast, staircase rising to first floor and lovely leaded windows to each side of the front door allowing for plenty of natural light. Storage cupboard off, exposed timbers and a pine thumb latch door leading to:

**SITTING ROOM:** With a beautiful parquet brick floor and exposed timbers across the ceiling and walls and a dual aspect outlook over the property's garden to the rear and superb far reaching undulating countryside in front. Inglenook fireplace with brick surround, inset wood burning stove and oak bressumer beam. Open stud work stands adjacent to a staircase leading to the first floor and with an incredible original thumb latch door leading into:

**STUDY/BEDROOM 4:** A versatile room with brick flooring and exposed timbers throughout and which could function beautifully as a space to work from home as it does for the current owners, or as an additional bedroom, if required.

**KITCHEN/DINING ROOM:** The kitchen has been beautifully finished with a matching range of base and wall level units with solid wood work surfaces

incorporating a one and a half stainless steel sink with insinkerator and mixer tap over and a four ring AEG induction hob. Integrated Samsung electric combination oven, integrated refrigerator and freezer and AEG dishwasher. Extensive storage throughout including hidden refuse compartment and also with an attractive Esse range cooker with twin hot plates and double oven. A further run of units incorporate a wine fridge and nicely separates the kitchen area from the dining space which contains ample room for a substantial dining table and chairs and with a triple aspect outlook over the gardens and double doors opening onto terracing.

**UTILITY/SHOWER ROOM:** With space and plumbing for a washing machine, WC and vanity suite. Tiled shower cubicle with rainfall style shower head and glass screen door. Characterful exposed red brickwork.

### First Floor

Accessible via two separate staircases and with a low-level door which connects both sides of the house.

**LANDING:** With a vaulted ceiling and exposed timbers and magnificent views to the front. Exposed stained pine flooring, brickwork and timbers and doors leading to:

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**BEDROOM 1:** A beautiful double bedroom with a dual aspect outlook over the property's garden and undulating countryside to the front. Continuation of stained pined flooring, exposed ceiling beams and with an integrated wardrobe with inset shelving and hanging rail. Useful electrically operated ceiling fan.

**BATHROOM:** Containing a luxurious roll top bath with claw and ball feet, a WC, 'Heritage' pedestal wash hand basin and with partially tongue and groove panelled walls and feature tiling. Useful double cupboard off, tall ceiling height with access to roof space and pine flooring.

**BEDROOM 2:** A further double bedroom with exposed timbers and pine flooring.

**BEDROOM 3:** An attractive double bedroom with exposed timbers, fitted storage and a fantastic open view to the front.

**SHOWER ROOM:** Containing a WC, pedestal wash hand basin and a tiled shower cubicle.

## Outside

Access to the property is from a quiet lane along which is plenty of on-street parking. There is the further benefit of a private area of parking on the property's own driveway accessible from which is a:

**DOUBLE GARAGE:** With electrically operated roller door, light and power connected and providing off-street parking for around two vehicles.

Discreet stone steps lead up to the property's front door through a picket gate and past an area of lawn which contains a mature apple tree. Stone paving continues to the side and into the main section of the garden and wraps around the back to a further sheltered terrace with outdoor heater and a mature wisteria plant. The property's garden are beautifully planted and contain numerous well stocked flower beds, mature trees and hedging. Various terraces have been designed to make the most of what is arguably the finest view available in the entire area with nothing but rolling hills and farmland to the front. A cleverly

created elevated decked terrace enjoys the finest outlook and stands in front of a further area of seating perfect for a firepit. Oak sleeper steps lead up the garden to an area left for wildlife and wild flowers and also containing two useful timber storage sheds.

## Agents notes

The property is Grade II listed and is thought to date back to the 1500s with a later extension carried out around the year 2000.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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

**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:** E

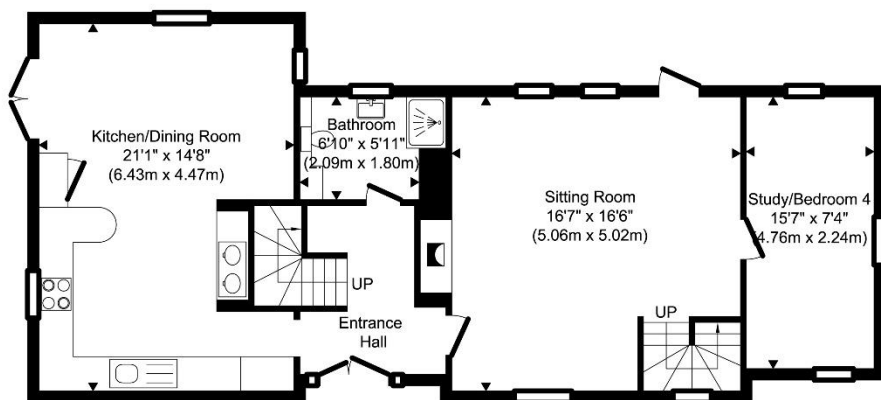
**TENURE:** Freehold

**CONSTRUCTION TYPE:** Timber framed

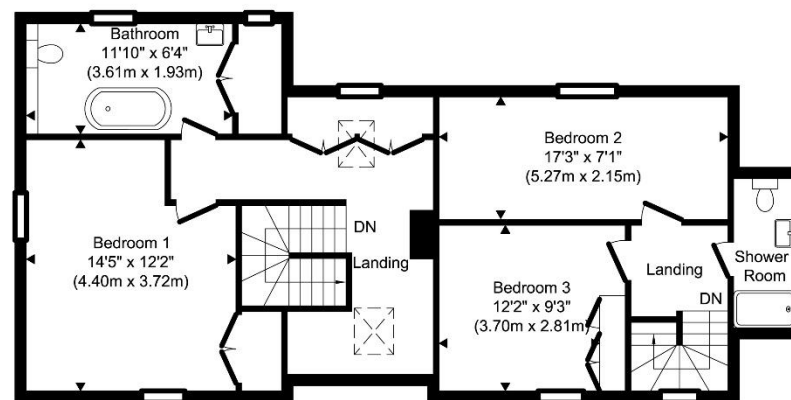
**WHAT3WORDS:** just.tribes.thundered

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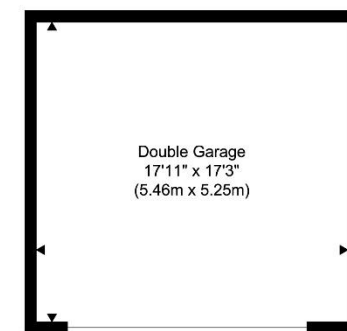
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Ground Floor  
Approximate Floor Area  
854.11 sq. ft.  
(79.35 sq. m)



First Floor  
Approximate Floor Area  
767.57 sq. ft.  
(71.31 sq. m)



Outbuilding  
Approximate Floor Area  
308.49 sq. ft.  
(28.66 sq. m)

TOTAL APPROX. FLOOR AREA 1930.18 SQ.FT. (179.32 SQ.M.)

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