



Glanty Cottage,
Stansfield, Sudbury, Suffolk.

DAVID
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GLANTY COTTAGE, STANSFIELD, SUDBURY, SUFFOLK. CO10 8LP

Stansfield is a pretty village with a public house, parish church and village hall, nestling in a deep valley surrounded by undulating farmland. The historic small town of Clare is about 4 miles south, whilst the Cathedral City of Bury St Edmunds is about 12 miles north. Cambridge is about 27 miles west and Stansted Airport is approximately 40 minutes' drive.

This charming period cottage would not be out of place on a chocolate box cover, it epitomises the traditional cottage feel with its beautiful gardens complementing the exposed timbers, fireplaces, etc. The property has been sympathetically enlarged/ altered in recent years and provides light, practical accommodation well suited to modern living whilst retaining its period charm and further benefits from outstanding far-reaching views.

A splendid period house with charming gardens abutting countryside which in turn provide far reaching views.

ENTRANCE HALL: A light inviting area with exposed floorboards and solid pine doors.

DRAWING ROOM: An elegant room enjoying views over the garden and with double doors opening onto terracing. Fireplace with herringbone patterned brick floor, oak bressummer and log burning stove below.

DINING ROOM: An atmospheric room full of charm with a timbered ceiling. Impressive fireplace with oak bressummer, brick hearth and fitted steel hood.

KITCHEN/DINING/LIVING ROOM: An exceptional space at the heart of the house and divided into two distinct areas with the dining/living area having a timbered ceiling, exposed floorboards, useful storage cupboards and charming fireplace with oak bressummer, fitted log burning stove and hand-built storage to side. This area opens to the kitchen which has been finished with an extensive range of attractive matching modern units and thick Silestone worktops that continue on a matching island and incorporate deep pan drawers, full height larder fridge, dishwasher, carousel storage unit, double oven, combination microwave-oven and a 5-ring gas hob with extractor fan over. An attractive porcelain floor runs throughout and continues to:-

Inner Hall: Access to loft storage space above and doors to:-

UTILITY ROOM: A useful room with fitted worktops, shelving, storage cupboards, space for full height fridge/freezer and plumbing for washing machine.

SHOWER ROOM: Fully tiled shower cubicle, WC and wash hand basin.

First Floor

LANDING: A splendid area with exposed beams, useful shelved storage cupboards and Suffolk latch doors opening to:-

PRINCIPAL BEDROOM: A spacious room with outstanding far reaching field views. Extensive built-in wardrobes and space for an **ENSUITE** (subject to any necessary consents).

BEDROOM 2: Enjoying far reaching field views. Built-in wardrobe.

BEDROOM 3: Enjoying far reaching field views. Exposed beams and painted chimney.

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BEDROOM 4: Exposed beams, field views and wardrobe.

FAMILY BATHROOM: Attractively tiled and finished with an enamel bath, heated towel rail, WC and wash hand basin. Shelved linen cupboard.

Outside

A large sweeping gravel drive provides extensive **PARKING** for a number of vehicles and in turn leads to:-

OUTBUILDING: Divided into two distinct areas with a useful storage area at one end accessed through double doors, to the other end is an **OFFICE/STUDIO**.

The grounds are one of the property's most attractive features, generous in size and finished in a traditional cottage style with the front boundaries bordered by lavender, established hedges and an impressive walnut tree, apple tree and holly bush among others. The main garden includes large areas of terracing, an expanse of lawn, well stocked colourful beds, established trees and abuts open countryside to the rear which in turn provides for stunning far-reaching views. External lighting and water are connected.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: C - £1,982.56 – 2025/26.

EPC RATING: E.

BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoors, likely (source Ofcom).

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WHAT3WORDS: //dunk.selection.fixture.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds 01284 725525.

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 whatever 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.



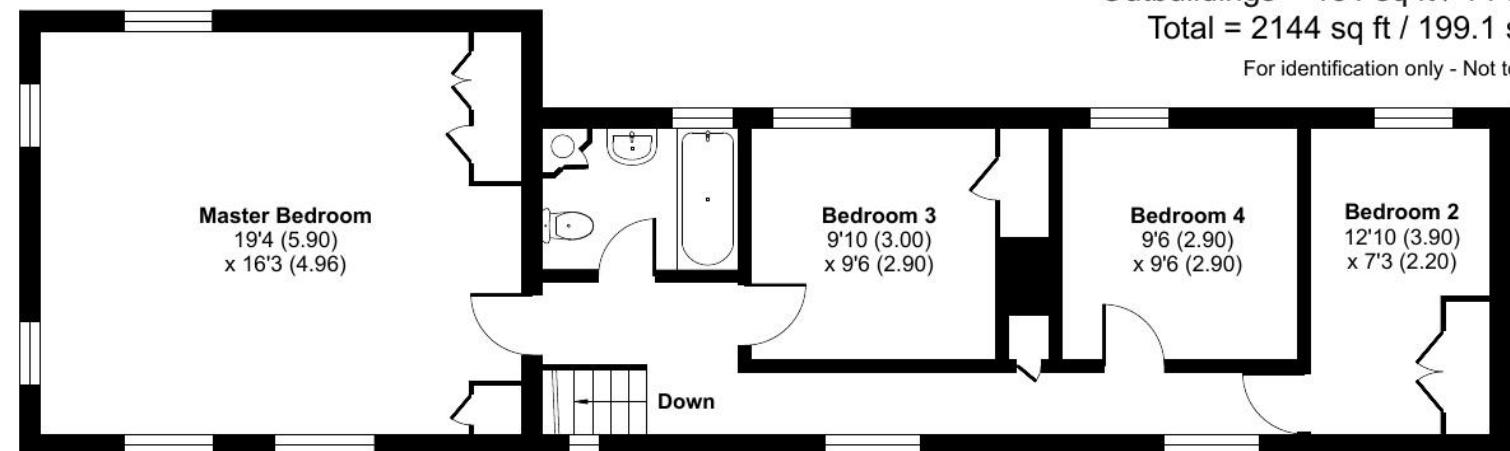
Lower Street, Stansfield, Sudbury, CO10

Approximate Area = 1993 sq ft / 185.1 sq m

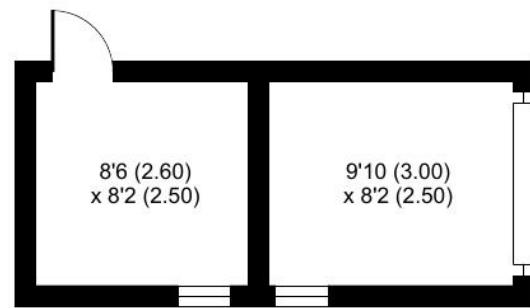
Outbuildings = 151 sq ft / 14 sq m

Total = 2144 sq ft / 199.1 sq m

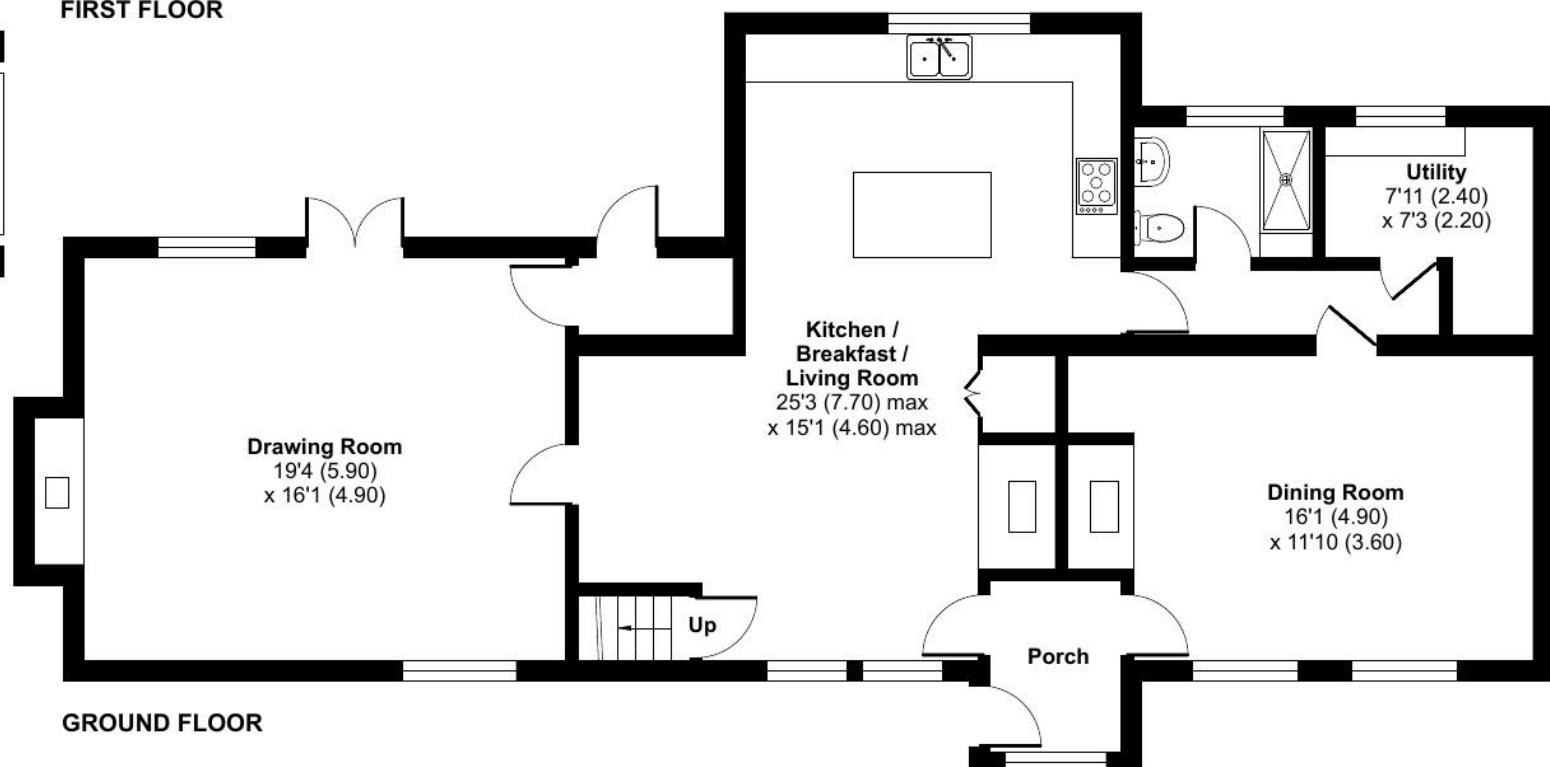
For identification only - Not to scale



FIRST FLOOR



OUTBUILDING 1/2



GROUND FLOOR

