DAVID BURR

1 Woolmans Farm Cottages
Bures, Suffolk

1 Woolmans Farm Cottage, Sudbury Road, Bures, Suffolk, CO8 5JS

Bures is a picturesque village built around the River Stour and features some fine period architecture. This thriving village offers a good choice of amenities with shops, school and pubs. Situated between Sudbury (6 miles) and Colchester (7 miles) with the added benefit of the village rail station with an hourly service between Sudbury and Marks Tey Station which has a main line link to London Liverpool Street.

A three-bedroom Grade II listed semi-detached period cottage offering a picturesque setting on the periphery of the Stour Valley located on the outskirts of the highly-regarded village of Bures. Located on the Suffolk/Essex border, the property has been comprehensively restored in recent years with clear emphasis on attention and quality of individual period features combined with the utilisation of contemporary materials and technology. Offering an accommodation schedule of approximately 1,150 sq ft, the cottage retains a wealth of charm, character and notable period features throughout including an array of exposed timbers and studwork, wood burning stove set within a traditional brick fireplace, double-hung sash windows, an AGA kitchen and energy efficient infrared wifi controlled electric heating system. Completed to an exceptional standard throughout, with three bedrooms arranged over the first and second floors in addition to a first-floor sitting room/office, further benefits to the property include south-facing gardens, a workshop, a studio and private off -street parking for approximately seven vehicles.

Timber door opening to:

SITTING ROOM: An attractive dual aspect reception room offering a wealth of exposed timbers and studwork including a substantial ceiling crossbeam with sash windows to both front and rear elevations. A central brick fireplace is fitted with a wood burning stove with oak mantle over and exposed redbrick chimney breast. Oak flooring throughout and infrared panel heater. Opening to:

KITCHEN/BREAKFAST ROOM: Fitted with an extensive range of bespoke oak base and wall units completed in a traditional country-style with granite preparation surfaces over and upstands above. A three-door wifi timer controlled electric AGA is positioned adjacent to a ceramic butler sink with tri-flow filtered water tap. Sash window to front elevation with casement secondary glazing, an array of exposed timberwork and tiled flooring throughout. The kitchen is further enhanced by an oak full-height larder store, fitted base level fridge and dishwasher. Staircase off rising to first-floor and door with Suffolk latch opening to

Door and steps descending to:

DINING ROOM: Forming a single-storey rear extension with a glazed surround on two sides and set beneath a pitched, glazed roofline. Slate window sills and door opening to rear terrace and gardens beyond.

First floor

LANDING/OFFICE: A highly versatile room currently being utilised as a first-floor sitting room with study area, two casement windows to rear elevations, LED spotlights and staircase rising to second floor. Door to linen store and further door with Suffolk latch opening to:

BEDROOM 1: Afforded a dual southerly and westerly aspect with casement window to side and rear, exposed redbrick chimney breast and wall timbers with bracing. Afforded attractive views across the rear gardens and valley beyond.

HOME

HOME

BEDROOM 2: With sash window to front, exposed timberwork with bracing and evidence of a mullion window.

FAMILY BATHROOM: With half-height tongue-and-groove panelling and fitted with ceramic WC, wash handbasin within a base-level unit, bath with handheld shower attachment and tiling above, in addition to a separately screened shower with both mounted and handheld chrome shower attachments. Two wall-mounted heated towel radiators and obscured glass window to rear.

Second floor

BEDROOM 3: A characterful room with wall timbers, leaded-light glass within a mullion window, opening through to loft space. Sky-light window to rear and door opening to the loft space which offers full-height storage.

Outside

The property is situated on Sudbury Road and approached via a tarmacadam driveway with off-street parking for approximately seven vehicles.

The property benefits from ample outbuildings with doors to **GARDEN STORE** and **SMALL GARAGE** set immediately adjacent to the parking area with gated access opening to:

The rear gardens, of which a raised terrace provides an ideal seating area with a south-facing rear aspect. Beyond the terrace is a single expanse of lawn with **WORKSHOP** and twin doors to front, skylights, insulation and a raised decked approach.

A shingled area flanking the terrace provides a direct access to a **STUDIO** with recent flooring, overhanging porch and window to side.

TENURE: Freehold

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

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

WHAT3WORDS: adverbs.snares.travel

VIEWING: Strictly by prior appointment only through DAVID BURR.

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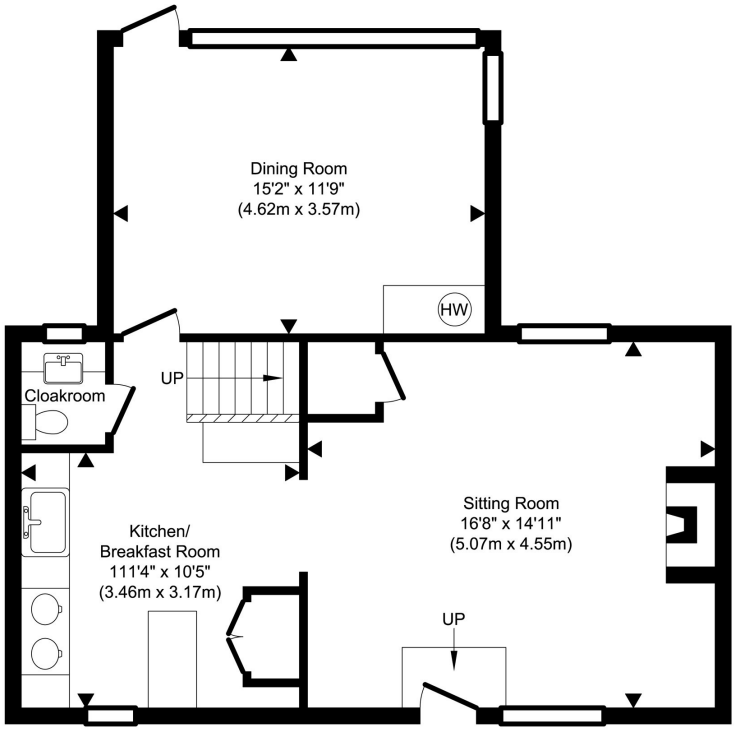
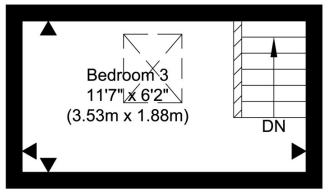
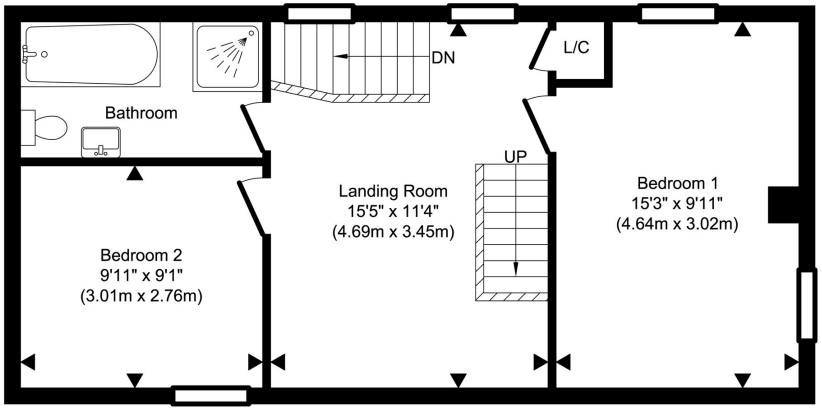


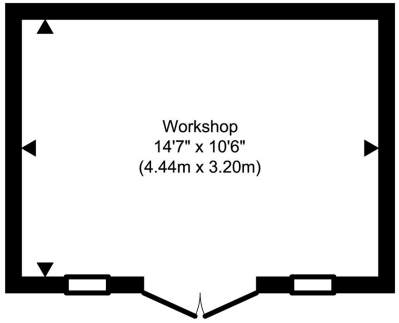
Ground Floor
Approximate Floor Area
605.14 sq. ft.
(56.22 sq. m)



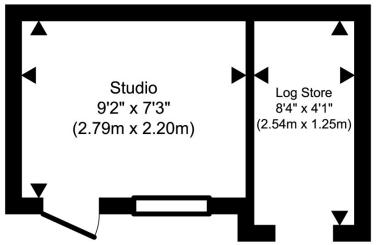
Second Floor
Approximate Floor Area
71.36 sq. ft.
(6.63 sq. m)



First Floor
Approximate Floor Area
474.04 sq. ft.
(44.04 sq. m)



Workshop
Approximate Floor Area
152.84 sq. ft.
(14.20 sq. m)



Outbuilding
Approximate Floor Area
102.58 sq. ft.
(9.53 sq. m)

TOTAL APPROX. FLOOR AREA 1405.98 SQ.FT. (130.62 SQ.M.)