

## Property description & features

- Detached farmhouse  
Five bedrooms  
Three reception rooms (one en-suite)  
Kitchen/breakfast room  
Study, utility and cloakroom  
Family bathroom and shower room  
Ample off-road parking and garaging  
A range of outbuildings, stables and paddock  
Far-reaching countryside views  
In all about 7 acres

This charming five-bedroom detached farmhouse comes to the market for the first time in over a century and enjoys an elevated position surrounded by far-reaching countryside views with stabling, paddocks and a range of other useful outbuildings with grounds amounting to circa 7 acres.

**ENTRANCE VESTIBULE:** A solid oak door brings you to this room with exposed timbers. Coconut matting and sash windows with solid wooden door leading to:-

**DRAWING ROOM: 27'5" x 15'4" (8.36m x 4.67m)** A wonderfully light double aspect room with sash windows overlooking the front garden and French casement doors providing access to a side terrace and in turn providing views over the neighbouring lake. Your attention is immediately drawn to the soft red brick fireplace sitting centrally within the room with herringbone brick hearth and oak bressumer beam with exposed wall timbers and open

staircase leading to first floor. An 8'5" high ceiling provides this room with a great feeling of space which continues throughout most of the ground floor.

**DINING ROOM: 19'7" x 12'2" (5.97m x 3.71m)** French doors that lead onto a side terrace that also provides views over the lake fill this room with light. Exposed brickwork and timbers and door leading to:-

**KITCHEN/BREAKFAST ROOM: 18'0" x 15'5" (5.49m x 4.70m)** A traditional country style kitchen fitted with a range of matching shaker units and matching larder style cupboards finished with a thick oak worktop and matching return with integrated triple eye-level oven, ceramic one-and-a-half sink with drainer unit and mixer tap, dishwasher with large inglenook fireplace and original bread oven with exposed brickwork, beams and space for a large dining table and chairs.

**SNUG: 18'0" x 15'2" > 12'0" (5.49m x 4.62m > 3.66m)** Accessed off the drawing room, this room boasts many original features such as exposed timbers and large inglenook fireplace with brick hearth and oak bressumer beam with casement door providing side access.

**INNER HALL:** This room is finished with a terracotta tiled floor

that continues from the kitchen/breakfast room with glass panel door leading to rear garden and doors leading to:-

**STUDY: 15'8" x 9'11" (4.78m x 3.02m)** A double aspect room with French doors leading to rear garden terrace and rolling countryside views beyond.

**UTILITY: 8'2" x 7'1" (2.49m x 2.16m)** Space for washing machine and tumble dryer with worktop above and views over the rear garden.

**CLOAKROOM:** Close coupled WC, wash hand basin with vanity unit and mixer tap.

## **First Floor**

**LANDING: 36'4" > 15'5" x 11'1" (11.07 > 4.70m x 3.38m)** A gallery landing with sash window offering charming views over the front garden and far-reaching countryside views beyond. The landing could have a range of uses such as a study or library being not a dissimilar size to a reception room. Exposed timbers, built-in cupboard and doors leading to:-

**MASTER BEDROOM: 15'11" x 15'3" (4.85m x 4.65m)** A double aspect room with far-reaching countryside views to the front and

views over the lake to the side. This room is fitted with a wide range of bespoke fitted cupboards with a Victorian cast-iron fireplace and door leading to:-

**EN-SUITE: 12'3" x 11'8" (3.73m x 3.56m)** A five-piece suite consisting of a his-and-hers wash hand basin with matching vanity units, close coupled WC, bidet and large jacuzzi style bath.

**BEDROOM TWO: 15'1" x 11'10" (4.60m x 3.61m)** Again, a double aspect room with charming countryside views to the front, cast-iron Victorian fireplace and built-in cupboard.

**BEDROOM THREE: 14'9" x 12'4" (4.50m x 3.76m)** Another double aspect room with views over both the side lake and your own private paddock behind with countryside views beyond. This room enjoys a Jack-and-Jill door to the shower room that is also accessed from the landing.

**BEDROOM FOUR: 16'0" x 10'0" (4.88m x 3.05m)** A double aspect room with exposed timbers and views over the south-facing rear garden.

**BEDROOM FIVE: 11'10" x 11'9" (3.61m x 3.58m)** This room has more recently been utilised as a dressing room and is fitted with a range of bespoke units offering hanging rail and shelving space.

**FAMILY BATHROOM: 11'10" x 6'9" (3.61m x 2.06m)** A four-piece suite consisting of a close coupled WC, bidet, pedestal wash hand basin, large panel bath with central mixer tap and handheld shower with attractive tile surround, heated towel rail and double door airing cupboard.

**SHOWER ROOM:** A three-piece suite consisting of a close coupled WC, pedestal wash hand basin, walk-in shower cubicle with overhead shower, heated towel rail and Jack-and-Jill door to bedroom 3.

**Outside** A private lane brings you to the property where you will find a sweeping shingle driveway that provides ample OFF-ROAD PARKING with the front grounds being predominantly laid to lawn with well established trees, shrubs and bushes with solid oak door inviting you in.

To the east side of the property is a private lake with a raised terrace being a great space for entertaining and to enjoy the natural wildlife. A break in the hedgerow beyond this leads you to a meadow area that is enclosed by a well established hedge with central shepherds hut that in more recent years has been home to the residents' geese. To the west side of the property a secondary driveway brings you to a DOUBLE GARAGE and QUADRUPLE

BAY CARTLODGE with three further timber framed OUTBUILDINGS that provide both workshop and storage space with five-bar gate leading to a rear paddock that is of a southerly aspect surrounded by far-reaching countryside views with four purpose built full-height stables with stable doors.

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

**AGENT'S NOTES:** The property is Grade II listed.

**EPC RATING:** Exempt – Listed.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX[use Contact Agent Button]. **COUNCIL TAX BAND:** G.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Timber framed.

**COMMUNICATION SERVICES** (source Ofcom): Broadband: Yes. Speed: up to 16 mbps download, up to 1 mbps upload. Phone signal: Yes – EE, Three, O2, Vodafone.

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**WHAT3WORDS:** ///chucks.corn.cummit

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

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Cuckoo Tye, Sudbury CO10 - £1,200,000 Gu

















Ground Floor  
Approximate Floor Area  
1508.45 sq. ft.  
(140.14 sq. m)



First Floor  
Approximate Floor Area  
1482.19 sq. ft.  
(137.70 sq. m)

TOTAL APPROX. FLOOR AREA 2990.64 SQ.FT. (277.84 SQ.M.)  
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