



DAVID
BURR

Vine Cottage
Leavenheath, Suffolk



Vine Cottage, Harrow Street, Leavenheath, Colchester, Suffolk, CO6 4PW

Leavenheath is a well-regarded village on the edge of Constable Country surrounded by land designated as being of outstanding natural beauty. The strong community supports many clubs, teams, a public house, community shop and a parish church. The 270-acre Arger Fen and Spouse's Vale nature reserves is set on the periphery of the village, comprising a 500-year-old ancient woodland, grassland and scrub maintained by Suffolk Wildlife Trust. The local catchment state primary school in Nayland is rated "outstanding" by Ofsted. The prestigious Stoke by Nayland golf and country club is approximately 2 miles distant. The city of Colchester with its main line rail link to London Liverpool Street station is 7 miles distant whilst the well-preserved market town of Sudbury is 7 miles distant.

An extended three bedroom detached Victorian cottage enjoying unlisted status, positioned on the highly regarded Harrow Street, ideally placed for a network of country side walks and Stoke by Nayland golf course and hotel within the much sought after Suffolk parish of Leavenheath. A rarely available, distinctively styled opportunity set behind striking Victorian red brick elevations and beneath a pitched slate roofline. Arranged via three ground floor reception rooms, the property retains many of the hallmarks and features associated with cottages of this era including fireplaces with wood burning stove, exposed ceiling timbers, UPVC framed double glazed windows, a dining room with a glazed surround on three sides and an open aspect, oak topped kitchen/garden room. Considerably enhanced and developed by the current owners with recent additions including an annexe/home office building set within the gardens with hard wired broadband connectivity, private parking via a shingle driveway and established, well-screened rear gardens with an Indian sandstone rear terrace, dense border planting and a sunny terrace.

A three-bedroom detached unlisted Victorian cottage enjoying an attractive position on a quiet lane, arranged via three ground floor reception rooms and completed to an excellent standard throughout. Further benefits to the property include annexe/home office, ample private parking and established, well-screened rear gardens

Obscured panel-glazed timber door opening to:

ENTRANCE HALL: 6' 2" x 3' 6" (1.89m x 1.09m) With UPVC framed double glazed casement window to side, tongue and groove panelled roofline and half height panel door opening to:

SITTING ROOM: 13' 6" x 11' 5" (4.12m x 3.48m) With UPVC framed casement window to front, brick fireplace with tiled hearth, rendered surround with oak mantle over and inset wood burning stove. Staircase off with exposed wall timbers rising to first floor and opening to:

SNUG: 13' 1" x 9' 6" (4.00m x 2.91m) A cosy snug room with central fireplace with tiled hearth, red brick surround and oak mantle over. UPVC framed casement window to front, exposed wall timbers and useful shelving recess.

KITCHEN: 15' 11" x 7' 5" (4.86m x 2.28m) A galley style open aspect kitchen enjoying a direct link with both the dining room and garden room with a matching range of oak lined, soft close base and wall units with oak preparation surfaces over and upstands above. Ceramic single sink unit with vegetable drainer to side, mixer tap above and integrated appliances including a three door Everhot electric oven (available via separate

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negotiation), fridge/freezer and dishwasher. The kitchen units comprise a full height larder store, pull out floor to ceiling spice rack, cutlery drawers, deep fill pan drawers and with further features including stripped oak flooring and LED spotlights. Opening to:

DINING ROOM: 13' 6" x 10' 11" (4.12m x 3.33m) Set beneath a pitched roofline with tongue and groove cladding, a glazed surround on three sides and panel door opening to the rear gardens. Stripped oak flooring throughout and aspect across the established, well-screened rear gardens.

INNER HALL: 6' 0" x 3' 4" (1.83m x 1.04m) With porcelain tiled flooring, half height tongue and groove panelling. LED spotlights and step up to:

GARDEN ROOM: 23' 9" x 6' 11" (7.25m x 2.13m) A strikingly designed, sympathetically added single storey extension enjoying a direct link with the kitchen via a raised breakfast bar with seating area for four. Full height storage unit with attached hanging rail, further range of shaker style integrated base units with space and plumbing for washing machine/dryer. Oak topped base unit and aluminium framed casement window range to side and four sets of aluminium framed doors to side and rear. Affording a wealth of natural light from the well-screened rear gardens with two skylights, range of wall lights and LED spotlights.

CLOAKROOM (accessed via a pocket door from the inner hall):

6' 0" x 3' 1" (1.83m x 0.96m) Fitted with ceramic WC, wash hand basin within a fitted base unit, half height tongue and groove panelling and UPVC framed casement window range to side.

First floor

LANDING: With LED spotlights, hatch to loft and door to store room with shelving. Further door to store room housing pressurised water cylinder. Door with suffolk latch opening to:

BEDROOM 1: 13' 6" x 11' 4" (4.12m x 3.47m) An attractively appointed principal bedroom suite with UPVC framed double glazed window to front, range of LED spotlights and wall panelling. Door to store room/mid-height wardrobe with attached hanging rail.

BEDROOM 2: 10' 6" x 9' 6" (3.22m x 2.91m) With aluminium framed casement window to rear, fitted bunk bed and LED spotlight. Fitted wardrobe unit with attached hanging rail and further fitted storage.

BEDROOM 3: 9' 6" x 8' 3" (2.91m x 2.54m) With UPVC framed casement window range to front and range of fitted wardrobes. Door with suffolk latch to:

FAMILY BATHROOM: 7' 7" x 7' 3" (2.32m x 2.22m) Fitted with ceramic WC, Adelphi pedestal wash hand basin, roll top free standing bath with shower attachment and fully tiled, separately screened shower with shower attachment. Wall mounted heated towel radiator, LED spotlights and aluminium framed casement window to rear.

Outside

The property is distinctively positioned on Harrow Street, immediately recognisable for its striking brick work and slate roofline. Approached via a picket fence line with mid-height hedge line border and a shingle area with space for approximately three vehicles.

The gardens neatly frame the property as a whole spanning beyond the width of the cottage with raised beds, a water feature, strategic planting,

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flourishing border planting and overhanging mature trees. A tucked away, privately set cottage style garden with an Indian sandstone terrace, various walkways, seating areas and direct access to the:

ANNEXE/HOME OFFICE: 30' 1" x 9' 1" (9.18m x 2.79m) A versatile space with timber cladding set beneath a slate roofline with aluminium framed bi-folding doors to the front elevation, hard wired for broadband use and ideally placed for an annexe/part home office. With space and plumbing a for shower, cloakroom facilities, provisions for a fitted kitchen and space and plumbing for a washing machine/tumble dryer. Wired for CCTV if required, providing considerable versatility and dimension to the property as whole.

AGENTS NOTE: Planning approval was previous granted in 2020 for a two-storey extension following demolition of the sun room. Planning ref DC/20/03347

TENURE: Freehold

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

EPC RATING: Pending report. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///regular.caves.easygoing

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

BROADBAND: Up to 79 Mbps (Source Ofcom).

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

VIEWING: Strictly by prior appointment only through DAVID BURR.

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 whatsoever 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.



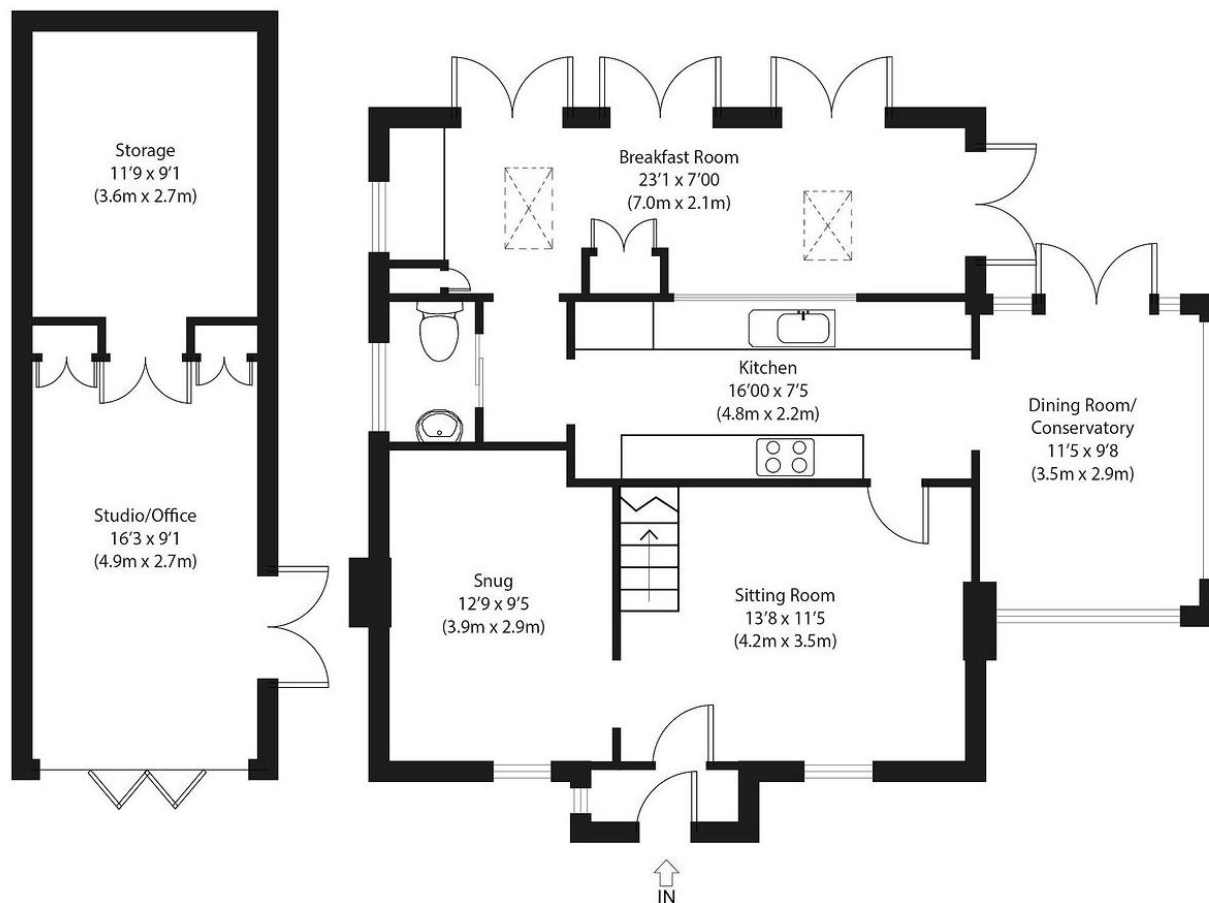
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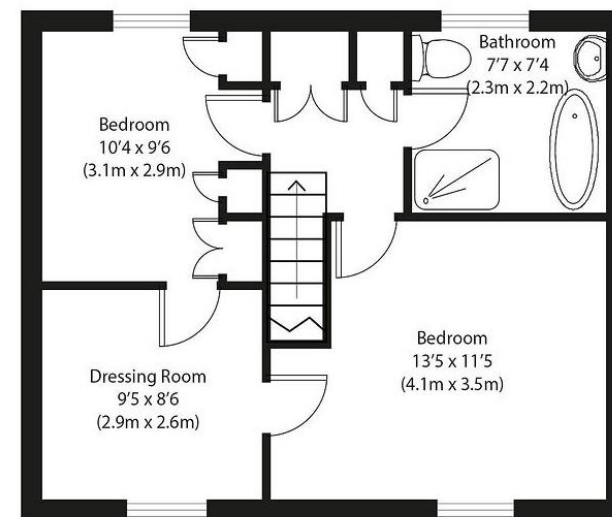
Approximate Gross Internal Area
Main House 1230 sq ft (114 sq m)
Outbuilding 275 sq ft (26 sq m)
Total 1505 sq ft (140 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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Ground Floor



First Floor



