



Stour Street, Cavendish

Guide Price £800,000

LEE WILKINSON

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## Stour Street, Cavendish

Lee Wilkinson Estate Agents are pleased to offer for sale, this superb 16th century period property, is located on the edge of one of Suffolk's most sought after and picturesque villages. The property is currently configured to suit two families, or those wishing to have the benefit of an annexe, making it perfect for multi-generational living. Previous owners have also used the property as a popular bed and breakfast business. One of the highlights of this stunning property are the mature, well thought out gardens measuring 0.55 acres (sts), which includes several seating areas, numerous fruit trees, and enclosed vegetable garden and pond. The current owners have updated in recent times with solar panels and air source heating. The double garage is currently used as a workshop with hobby room over. Cavendish provides great local amenities including public houses, a village store, and several independent businesses.

Property Ref; LW0712







## Entrance Hall

Solid oak entrance door leading into a lovely, welcoming area, with beautiful carved oak doorframes, stairs to first floor and large under stairs storage cupboard. Hanging space for coats and window to rear aspect. Doors through to;

## Kitchen

3.56m x 3.76m (11'8" x 12'4")

Fitted with a range of solid wood wall and base units with work surface and upstand over, and 1½ bowl ceramic sink inset, with Quooker boiling water tap over. Eye-level oven with separate combi oven/microwave and warming drawer. Ceramic induction hob with extractor over. Integral dishwasher and space for an American style fridge/freezer. Tiled floor. External wooden door leading to the side aspect and driveway. Windows to both rear and side aspects.



## Sitting Room

5.03m x 4.65m (16'6" x 15'3")

Large brick fireplace with wooden mantle over and brick hearth. Double doors with side windows onto rear garden terrace area. Carved ceiling beams. Two windows to front aspect. Blocked door into remainder of the property which is currently annexed, which could be easily re-opened should the new owners wish to use the property differently.







## Cloakroom

2.31m x 1.16m (7'6" x 3'9")

W/C and wall mounted wash basin with tiled splashback. Heated towel rail. Water softener, and tiled floor. Window to rear aspect.

## Dining Room

4.61m x 5m (15'1" x 16'4")

A beautiful, historic room, with exposed beams, including an intricately and decoratively carved main centre beam. Space for large family dining table. Stone fire surround with tiled hearth and inset gas fireplace. Large window to front aspect, plus an additional two arched windows to the side.

## Entrance Hall

This entrance hall provides access into the annexed area of this home. Wooden door leading from own driveway, with plenty of space for coat and shoe storage. Tiled floor and doors through to;



## Bathroom

2.07m x 1.76m (6'9" x 5'9")

Three piece suite comprising shower bath with glass shower screen, W/C and pedestal wash basin. Tiled floor and part tiled walls. Heated towel rail and obscured window to side aspect.

## Breakfast room

4.05m max x 2.89m max (13'3" x 9'5")

Space for large dining table and chairs. Two windows and wooden part glazed door onto rear garden patio area. Opening to;

## Living Room

5.07m x 4.63m (16'7" x 15'2")

A well proportioned and bright room. Cast fireplace with wood surround and stone hearth. Double doors onto rear garden patio area, and two large windows to the side aspect.



## Annexe kitchen

4.77m max x 4.35m max (15'7" x 14'3")

Fitted with a range of oak wall and base units with complimentary worksurfaces. Large butler sink inset with mixer tap over. Oil fired AGA range cooker, set into inglenook fireplace, and space for separate freestanding cooker. Space for fridge, freezer and dishwasher. Tiled floor and part tiled walls. Windows to both front and side aspects.

## Inner Hall

Large storage cupboard, which houses the water softener for the annexe. This area previously had the door through to the remainder of the property. Stairs to first floor.

## 1st Floor - Landing

Furnished with a writing desk next to a window with superb views over the garden. Large walk-in storage cupboard. Access to loft space with remote controlled electric loft ladder.





### Master Bedroom

4.93m x 5.03m (16'2" x 16'6")

A very spacious room, with exposed beams. Windows to front and side aspects.

### Family Bathroom

2.12m max x 2.31m max (6'11" x 7'6")

Three piece suite, comprising W/C, Large walk in shower enclosure and pedestal wash basin. Heated towel rail and mirrored wall cabinet. Airing cupboard. Tiled floor and walls. Window to rear aspect.

### Bedroom 4

3.74m x 2.5m (12'3" x 8'2")

Double room with window to side aspect.



### Bedroom 3

3.77m x 4.97m (12'4" x 16'3")

Window to rear aspect with superb view over the rear garden. Wash basin set into vanity unit. Lockable door leading through to remainder of the house currently utilised as the annexe.

### Landing

Galleried staircase. Window to side aspect. Storage area. Latch and brace doors through to;

### Bedroom 2

6.29m max x 4.7m max (20'7" x 15'5")

This large bedroom is accessed via up and over stairs. A lovely room with storage cupboards/ wardrobes along both sides of the room, providing plenty of hanging and shelved storage. Window to side aspect and door through to;



### Ensuite

3m max x 3.56m max (9'10" x 11'8")

Four piece suite comprising freestanding roll top bath with mixer tap over, W/C, pedestal wash basin and large walk in shower enclosure with multi head thermostatic shower within. Heated towel radiator. Tiled floor and part tiled walls. Mirrored wall cabinet and window to side aspect.

### Bedroom 5

2.51m x 3.78m (8'2" x 12'4")

Window to side aspect.

### Outside - Double Garage

5.67m x 6m (18'7" x 19'8")

Two individual electric garage doors, stairs to first floor. Double doors to rear patio area, plus personal door to side aspect. Controls for solar panels. First floor area, is currently utilised as a hobby/workshop room, with retractable floor to cover the stairwell. Door through to;



## Utility Room

2.38m x 2.33m (7'9" x 7'7")

Constructed within the garage space and fitted with a range of wall and base units with worksurface over and stainless steel sink and drainer inset. Space and plumbing for washing machine and dryer, as well as space for large freezer. Window to side aspect.

## Garden

The gardens are one of the highlights of this lovely home, and runs to the rear of the property and provides just over 0.55 of an acre (sts), well stocked and maintained garden space. To the rear of the garden is a enclosed vegetable garden, which benefits from raised beds, greenhouse and storage shed. There is a pergola seating patio with stone pillars supporting, and grape vine over. There are a range of fruit trees including mature Quince, apple , pear, cherry and plum. Wildlife pond, and concealed composting area. Adjoining the property is a large paved patio, which wraps around the house, and provides a superb area for entertaining guests. To the rear of the garage is a canopy which provides both shade and houses 10 solar panels, with the controls being inside the garage. There is a wooden gate leading from the garden to the main driveway parking area, which is shingled, and provides enough parking for multiple vehicles. This area also has the mechanics for the air source heating. To the other side of the property is a separate driveway for one vehicle, with gate through to rear garden and with access to the cellar of the property, which is accessed externally.

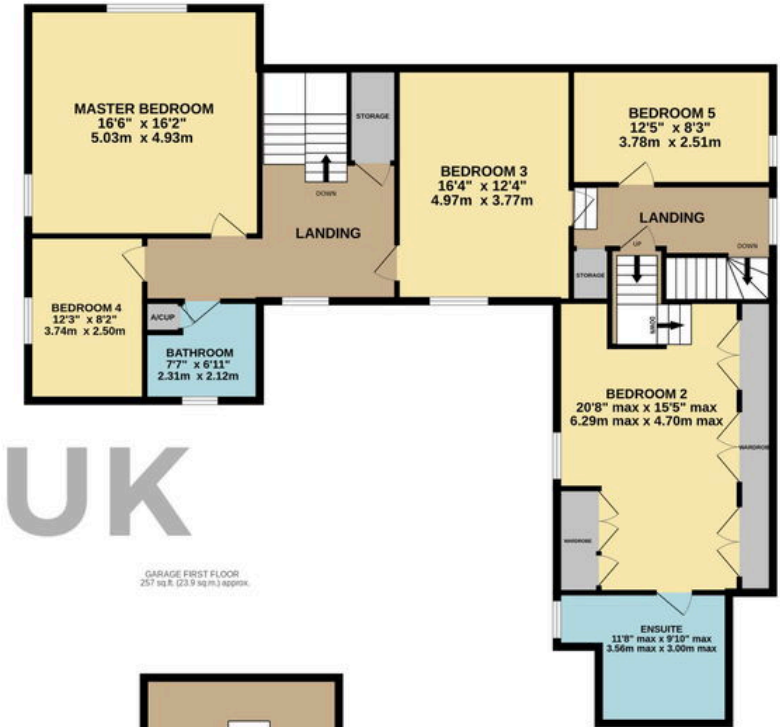




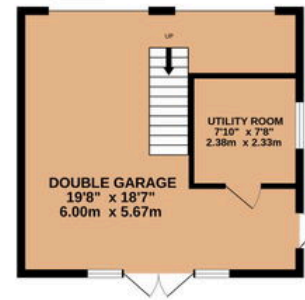
GROUND FLOOR  
1464 sq ft. (136.0 sq.m.) approx.



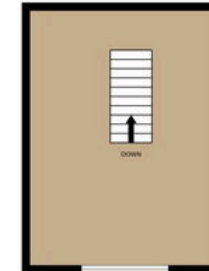
1ST FLOOR  
1469 sq ft. (136.5 sq.m.) approx.



GARAGE  
367 sq ft. (34.1 sq.m.) approx.



GARAGE FIRST FLOOR  
257 sq ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 3557 sq.ft. (330.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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