



Walnut Tree Cottage | Sherbourne Street | Edwardstone | CO10 5PD

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TOWN & VILLAGE
 PROPERTIES

Walnut Tree Cottage, Sherbourne Street, Edwardstone, Suffolk, CO10 5PD

“A charming Grade II Listed, 4 bedroom detached family residence, enjoying a delightful position and offering a wealth of period features, grounds extending to in all about 0.4 acres and countryside views.”

Description

This charming, Grade II Listed, 4 bedroom detached family residence stands in a delightful position in a rural yet accessible position on a country lane. The property offers a wealth of period features, namely exposed beams, Inglenook fireplaces and a predominately timber framed construction beneath a pretty thatched roof.

The accommodation, extending to over 2,000 square feet and offering free flowing, individual space, promotes flexible living, courtesy of four reception rooms, AGA kitchen/breakfast room, convenient boot/utility room, ground floor shower room, 4 bedrooms and an en-suite bathroom.

Other notable features include off-road parking, established and attractive grounds extending to in all about 0.4 acres, countryside views to the front, and full planning permission to extend the ground floor.

The accommodation in more detail comprises:

Front door (Accessed from driveway and now in place of what was the former garage door) to:

Boot/Utility Room Approx 16'10 x 10'2 (5.10m x 3.10m)

With tiled flooring, personnel door to side and built-shelving, having been converted from the former single garage. Housing oil fired boiler. Doors to:

Kitchen/Breakfast Room Approx 15' x 12'6 (4.60m x 3.80m)

Classic shaker style wall and base units with wooden worktops over and inset with butler sink. Tiled flooring, spotlights, window to rear aspect and French doors opening on to the terrace. Feature AGA, integrated fridge.

Dining Room Approx 23'7 x 8'11 (7.20m x 2.70m)

With access to loft, door to side and two windows to side aspect.

Snug Approx 13'3 x 11'2 (4.00m x 3.40m)

Cosy space with parquet flooring, window to front aspect, exposed timbers and feature Inglenook fireplace.

Sitting Room Approx 23'3 x 13'2 (7.10m x 4.00m)

Impressive room at the heart of the house and divided in to two distinct areas, both of which enjoy a feature an Inglenook fireplace as well as multiple double aspect windows and exposed timbers. Door leading to staircase on each end.

Inner Hall:

With front door and additional door to:

Study Approx 13'4 x 11'8 (4.10m x 3.50m)

Again with parquet flooring, window to rear aspect and exposed timbers.



Ground Floor Shower Room

White suite with wc, hand wash basin, tiled shower cubicle, tiled flooring and window to rear aspect.

On the first floor:

Master Bedroom Approx 14'4 max x 13'5 (4.40m x 4.10m)

Delightful double room with under eaves storage, window to side aspect to and door to:

En Suite Bathroom

Bedroom 2 Approx 13'5 x 12'6 (4.10m x 3.80m)

Another double room with window to front aspect.

Bedroom 3 Approx 13'3 x 11'2 (4.00m x 3.40m)

Another double room with window to front aspect.

Bedroom 4/Dressing Room Approx 13'4 x 9' (4.10m x 2.70m)

Previously used a bedroom but now converted as a walk in dressing room, this versatile space currently enjoys a stylish walk-in wardrobe.

Outside

Walnut Tree Cottage is set slightly back from the lane, in an elevated position, and is accessed over a private drive providing off-road parking, along with a second parking area adjacent to the front gardens for an additional vehicle. An inviting partly lawned frontage is bordered by a most attractive lavender border. To the rear are enchanting, proportionate and private grounds, with a terrace abutting the rear of the property and incorporating extensive lawns, as well as a detached brick outbuilding and timber storage shed.

In all about 0.4 acres.

Local Authority

Babergh District Council.

Services

Mains water, drainage and electricity. Oil fired heating.

Agents Note:

We understand the property is Grade II Listed.

We understand from our client that a local, reputable thatcher has recently inspected the current condition of this property's thatched roof, and is expected that a quote will follow shortly. For further details, please contact the agent.

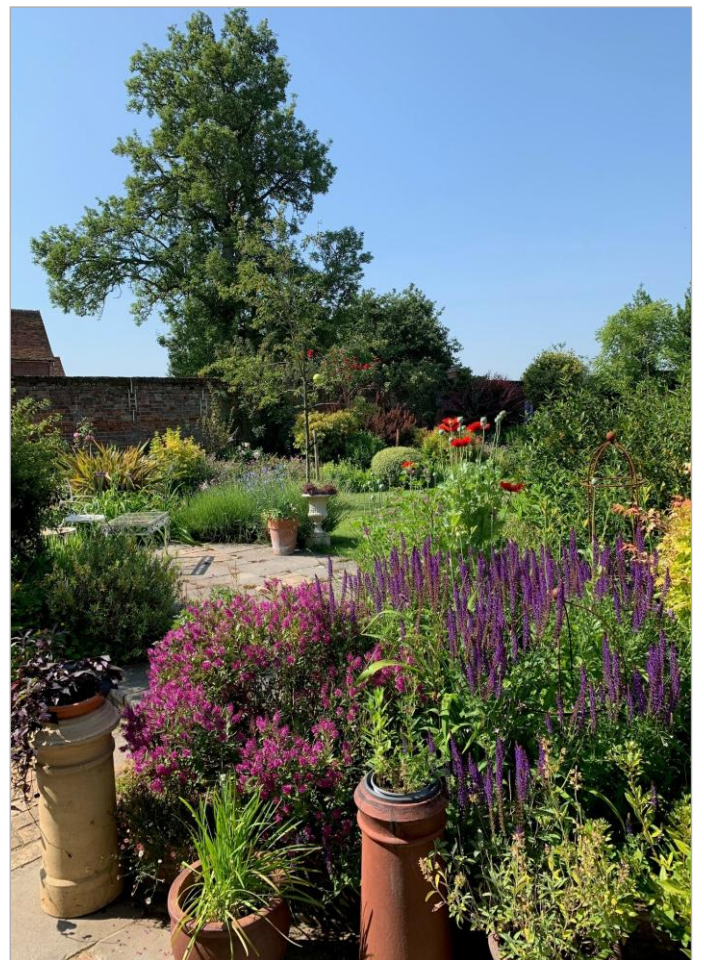
We note that full planning permission and listed building consent has been recently obtained for the construction of a ground floor extension, the planning portal reference for which is DC/23/02140. For further details or to see the plans more comprehensively, please contact the agent.

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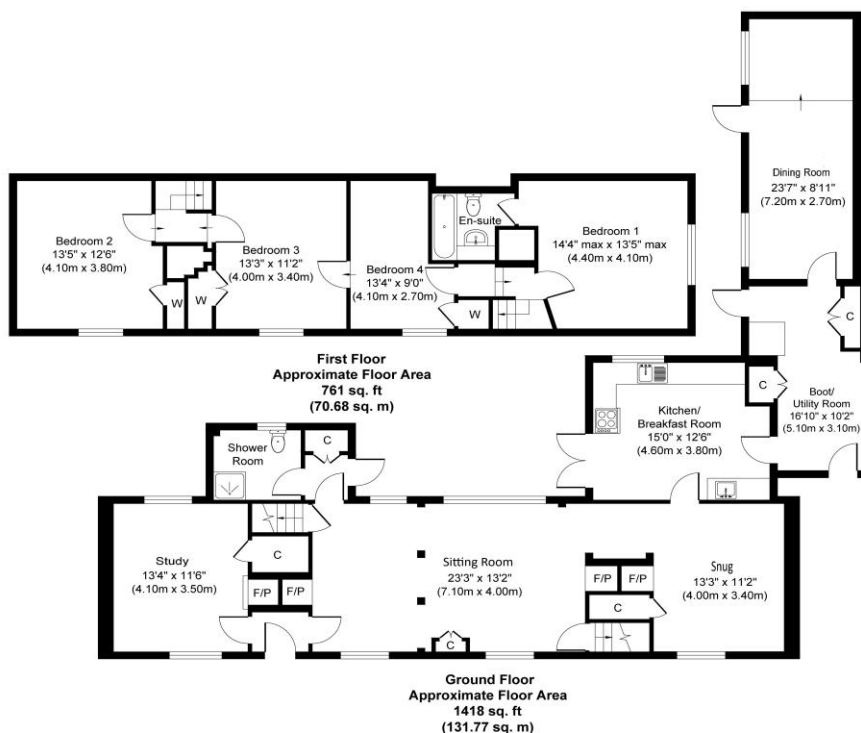
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Proposed Ground Floor Extension





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