



8-10 Brick Kiln Hill
Boxford, Suffolk

**DAVID
BURR**



8-10 Brick Kiln Hill, Boxford, Sudbury, Suffolk, CO10 5NT

Boxford is a pretty village and features some particularly good examples of period architecture including those from the 15th Century in the village centre. The village offers a range of amenities which include a school, shops, public house, post office, doctors' surgery and coffee shop. Further amenities are available at Sudbury (5 miles), Hadleigh (4 miles) and Colchester (8 miles) the latter with a direct commuter rail service to London's Liverpool Street (45/50mins).

An unlisted four bedroom (one en-suite) detached flint cottage arranged via three ground floor reception rooms, enjoying an outstanding edge of village location with an unspoilt aspect across gently rolling farmland. Located on the periphery of the highly regarded Suffolk village of Boxford, the principal residence is enhanced by two established holiday lodges, utilised as successful holiday lets in recent years with an established customer base, including returning guests. A much enhanced and improved market opportunity that has been subject to a comprehensive programme of adaption and enhancement by the current owners offering a lifestyle opportunity providing income generation with onsite holiday lodges, two separate parking areas and a private, well screened garden affording an outstanding aspect across an unspoilt landscape. Notable retained features to the principal residence include UPVC framed double glazed windows and doors, a shaker style fitted kitchen, exposed ceiling timbers and a brick fireplace with wood burning stove. Further benefits to the property include separate parking areas for both the cottage and holiday lodges, a porcelain rear terrace, generously proportioned gardens and convenient access to the centre of the village, with its range of pubs, wine bar/café, butchers and highly regarded primary school.

A four-bedroom detached, unlisted Victorian cottage faced in flint, further benefiting from two detached holiday lodges, private gardens and an unspoilt aspect across the gently rolling farmland.

UPVC door with panel glazed screen opening to:

ENTRANCE HALL: (3.21m x 2.44m) With casement window to front, stripped wood effect flooring and doors to a full height store and further recessed door and with fitted shelving. Half height panel glazed door opening to the rear terrace and archway to:

DINING ROOM: (2.69m x 2.66m) With a stripped wood effect flooring, panel glazed double doors opening to the rear terrace and door with Suffolk latch to:

KITCHEN/BREAKFAST ROOM: (4.69m x 3.55m) Fitted with an extensive range of shaker style base and wall units, wood effect

preparation surfaces over and upstands above. Ceramic single sink unit with vegetable drainer to side, column mixer tap over and casement windows to front. Fitted appliances include a Lamona oven with grill above, four ring ceramic hob with extraction above and a dishwasher. Staircase rising to first floor, range of exposed ceiling timbers and a peninsula unit with breakfast bar overhang. The kitchen units comprise a range of soft close cutlery drawers, fold out carousel larder style units, corner carousel units and deep fill pan drawers. Door to useful understair storage recess and further door with Suffolk latch to:

SITTING ROOM: (5.14m x 3.55m) With three casement windows to front, stripped wood effect flooring, a range of exposed ceiling timbers

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and central fireplace with inset wood burning stove and tiled hearth. Door with Suffolk latch to:

GARDEN ROOM: (4.79m x 2.74m) With timber framed casement windows to rear, tiled flooring throughout and full height recessed linen store.

SHOWER ROOM: (2.69m x 2.51m) Principally tiled and fitted with ceramic WC, Vitra wash hand basin sat within a gloss fronted fitted unit and a free-standing roll top bath with claw feet. Fully tiled, separately screened shower with mounted shower attachment, wall mounted heated towel rail and mosaic patterned tiled flooring. A casement window range to rear affords an aspect across unspoilt farmland.

BEDROOM 3: (3.90m x 2.50m) With casement window range to front and side and range of exposed ceiling timbers.

STUDY/BEDROOM 4: (3.59m x 3.46m) A versatile room currently utilised as an office set away from the reception schedule with casement window range to rear, double doors to a side terrace affording an unspoiled aspect across gently rolling farmland to rear.

UTILITY ROOM: (2.70m x 0.81m) Fitted with a matching range of gloss fronted base and wall units with wood effect preparation surfaces over and upstands above. Stainless steel single sink unit with a waterfall tap above, space and plumbing for washing machine and dryer. Casement window to rear and LED spotlights. Door to:

CLOAKROOM: (1.83m x 0.81m) Fitted with surrounded WC and with frosted glass casement window to rear.

STORE ROOM: (2.97m x 1.14m) Currently housing a fridge/freezer.

First floor

BEDROOM 1: (4.88m x 3.59m) With casement window range to front and rear providing an outstanding aspect across farmland to front and rear with far reaching views. Loft hatch, range of LED spotlights and door to:

EN-SUITE SHOWER ROOM: (2.10m x 1.12m) Fitted with ceramic WC, wash hand basin with gloss fronted unit, a fully tiled, separately screened shower with shower attachment and wall mounted heated towel rail.

BEDROOM 2: (3.50m x 2.53m) With UPVC framed casement windows to front and rear affording far reaching views.

DRESSING ROOM: (2.74m x 2.12m) Linking the two bedrooms and fitted with a range of wardrobe units. LED spotlights.

Outside

The properties located on Brick Kiln Hill, approaching Stone Street, which is characterised by a diverse range of period architecture. Set behind a flint elevation the cottage benefits from a shingle driveway set immediately to the front of the entrance hall in addition to a further area of parking set immediately behind the lodges and currently utilised as a designated parking area as such. Direct access is provided to:

The Retreat

Approached via a porcelain terrace with artificial grass external area providing an ideal situation for an aspects across the landscape beyond. A covered area of decking provides an ideal alfresco dining area with panel glazed door opening to:

KITCHEN: (2.53m x 2.48m) Fitted with a matching range of shaker style units with wood effect preparation surfaces over and upstands above.

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Stainless steel single sink unit, oven and four ring hob with extraction above. Space for a slimline dishwasher. Door to:

SITTING ROOM: (3.41m x 2.48m) Afforded a dual aspect with casement window to front and side, wall heater and set beneath a roofline.

BEDROOM: (3.38m x 2.51m) With casement window range to front affording views across an unspoilt landscape and set beneath a pitched roofline.

SHOWER ROOM: (2.51m x 0.92m) Fitted with a ceramic WC, wash hand basin set within a gloss fronted base unit and fully tiled, separately screened shower with shower attachment. Wall mounted heated towel radiator and frosted glass window to front.

Sunset Lodge

Approached via a shingle walkway leading directly to an area of artificial lawn providing an ideal situation for the south westerly sun. A covered decked area provides an ideal alfresco dining area with panel glazed double doors opening to:

SITTING ROOM: (4.58m x 3.35m) Enjoying a direct, open link with the kitchen with two casement windows to side, wall mounted radiator and stripped wood effect flooring throughout.

KITCHEN: (2.51m x 1.47m) Fitted with a matching range of grained effect shaker style base and wall units with wooden preparation surfaces over and upstands above. Stainless steel single sink unit with vegetable drainer to side, and fitted with fridge.

BEDROOM: (3.34m x 3.29m) With casement window to side and set beneath a pitched roof line.

EN-SUITE SHOWER ROOM: (3.25m x 1.44m) Fitted with a ceramic WC, wash hand basin with a gloss fronted unit and fully tiled, separately screened shower with shower attachment. Wall mounted heated towel rail and frosted glass window to side.

The gardens to the principal residence are screened behind a fence line to sides separating the lodges with an expansive lawn bordered by a hedge line to front, a low-level fence line to rear and a porcelain terrace. Bordered by a railway sleeper boundary and extending to the side and rear of the cottage.

AGENTS NOTES: We understand that both holiday lodges are currently eligible for small business rate relief.

The lodges are currently advertised from £99 - £135 per night, subject to seasonal variability.

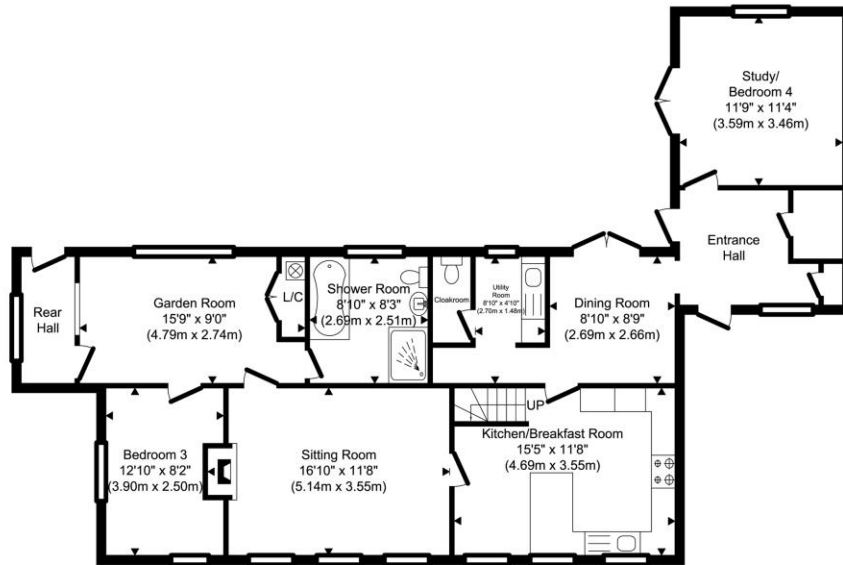
SERVICES: Mains water and electricity are connected. Private drainage and Oil fired and electric heating to radiators. **NOTE:** None of these services have been tested by the agent

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

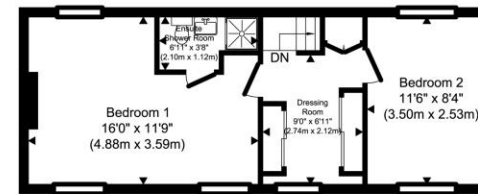
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX (0300 123 4000). **BAND:** E.

VIEWING: Strictly by prior appointment only through DAVID BURR.

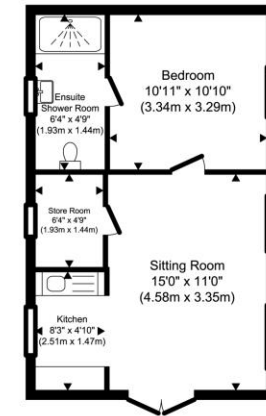
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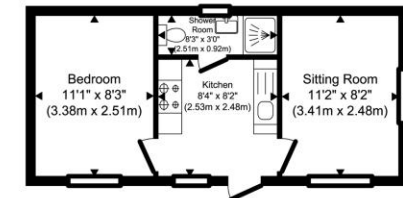
Ground Floor
Approximate Floor Area
1106.53 sq. ft.
(102.80 sq. m)



First Floor
Approximate Floor Area
371.78 sq. ft.
(34.54 sq. m)



Sunset
Approximate Floor Area
422.05 sq. ft.
(39.21 sq. m)



The Retreat
Approximate Floor Area
283.30 sq. ft.
(26.32 sq. m)

TOTAL APPROX. FLOOR AREA 2183.67 SQ.FT. (202.87 SQ.M.)

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