



DAVID  
BURR

**The Old Post Office**  
**Assington, Suffolk**







# The Old Post Office, The Street, Assington, Sudbury, Suffolk, CO10 5LJ

Assington has a linear village street with public house, farm shop, incorporating a post office, tea rooms and the Parish Church of St Edmunds. Situated approximately 7 miles from the market town of Sudbury and 11 miles from the larger town of Colchester with its main line station with commuter rail link to London Liverpool Street.

A four/five bedroom, detached, Grade II listed former post office enjoying a central village location within the highly regarded Suffolk parish of Assington. Offering an accommodation schedule of approximately 2000 sq. ft arranged over two floors enjoying a principally open plan ground floor aspect and notable retained features including an array of exposed timbers and stud work, inglenook fireplace with wood burning stove, oriel bay windows and a vaulted Aga kitchen/breakfast room. Having benefitted from a comprehensive of recent improvement by the current owners with further notable attributes including a ground floor shower room with herringbone pattern brick flooring and underfloor heating, a ground floor fifth bedroom/study and four generously sized first floor double bedrooms. Other benefits to the property include garaging with a workshop store to rear, ample private parking and west facing gardens with a total plot size of approximately 0.26 acres.

**A four/five-bedroom Grade II listed detached former post office enjoying a central village location within the highly regarding Suffolk village of Assington. Offering an accommodation schedule of approximately 2,000 sq. ft. enjoying a principally open plan ground floor aspect further benefitting from garaging, gated private parking and west facing gardens all within a total plot size of 0.26 acres.**

Panelled glazed door opening to:

**ENTRANCE HALL:** (4.11m x 2.87m) With patterned stone tiled flooring, staircase off with useful under stair storage recess, door with Suffolk latch to full height cloaks storage with exposed oak timbers. Staircase rising to first floor and door with Suffolk latch opening to:

**DINING ROOM:** (4.54m x 4.03m) Enjoying a direct, open link to the sitting room with an oriel bay window to front, range of exposed ceiling timbers, herringbone patterned parquet flooring and opening to:

**SITTING ROOM:** (4.86m x 4.37m) An outstanding principal reception space with oriel bay window to the front and the focal point of an

inglenook fireplace with inset wood burning stove and oak bressummer beam over. Recessed corner storage space, an array of exposed ceiling timbers and opening to:

**GARDEN ROOM:** (5.37m x 2.33m) Linking the dining room and kitchen/breakfast room via a partly open timber stud partition and set beneath a pitch roof line with an array of exposed wall timbers, timber framed panelled glazed double doors opening to the rear terrace and gardens.

**VAULTED KITCHEN/BREAKFAST ROOM:** (5.05m x 3.77m) Completed to an excellent specification, a bespoke, Devol kitchen fitted with a matching range of wooden fronted, shaker style base and wall units

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under marble quartz preparation surfaces over. The focal point of the room is a five-door oil fired Aga set within a brick framed recess with the kitchen further enhanced by a central island with ceramic single sink unit with hot and cold tap over and further instant boil tap, overhang breakfast bar and a further range of under sink storage. Integrated appliances include a Smeg dishwasher and integrated waste/ recycling unit. Further integrated appliances include a Bosch oven with a four-ring induction hob over with the kitchen unit further comprising an open fronted wine store, glass fronted wall unit and oak lined, soft close cutlery drawers and under unit storage. Full height, integrated fridge/freezer and brick flooring throughout. Traditionally styled vertical column radiators, oak framed panelled glazed door to the rear and further panelled door to the rear terrace.

**BEDROOM 5/STUDY:** (6.08m x 2.45m) A versatile room currently being used as an occasional bedroom/ study with timber framed panel glazing to front and timber framed / panelled doors opening to the rear terrace.

**SHOWER ROOM:** (2.76m x 2.57m) Fitted with ceramic WC, wash hand basin with a bespoke oak unit and a fully tiled walk in double width shower, with a mounted shower attachment and a recessed shelving. Oak topped corner storage unit providing space and plumbing for a tumble dryer and twin casement windows to rear.

## First Floor

**LANDING:** With casement window to front, range of exposed wall timbers, further casement window and oak framed archway to.

**BEDROOM 1:** (4.56m x 3.63m) With timber framed casement window range to front, set beneath a vaulted roof line and an array of exposed wall and ceiling timbers. Stripped timber flooring.

**BEDROOM 2:** (3.52m x 2.55m) Set beneath a vaulted roof line with an array of exposed wall and ceiling timbers, casement window range to the rear with far reaching views across the west facing rear gardens.

**BEDROOM 3:** (3.69m x 2.43m) With casement window to front.

**BEDROOM 4:** (4.93m x 2.79m) With timber framed casement window to rear, a range of bespoke fitted wardrobe units and open fronted bespoke fitted shelving. A versatile room currently being utilised as a dressing room with casement windows to rear.

**FAMILY BATHROOM:** (3.36m x 2.46m) Fitted with ceramic WC, heritage wash hand basin, roll top bath with claw feet and separate hand held, shower attachment. Velux window to rear.

## Outside

The property is set behind a striking exterior with a planted border set to the front to the property with distinctive box hedging.

A shingle area of tandem private parking with space for approximately two vehicles with double gates opening to a paved area with steps rising to a:

**GARAGE:** (5.72m x 2.76m) A formally utilised garage ideally suited as an external store with twin doors to front, with light and power connected.

**GARDEN STORE:** (2.54m x 1.99m) Forming part of the garage building assessed by a side door with light and power connected.

The gardens are arranged via a rear terrace spanning the width of the plot with an expanse of lawn beyond, wealth or border planting and steps rising to a raised area of lawn with a decked terrace, established border

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planting and a far reaching west facing aspect across open farmland and woodland distant.

**TENURE:** Freehold

**SERVICES:** Mains water and electricity are connected. Private drainage and oil central heating. **NOTE:** None of these services have been tested by the agent.

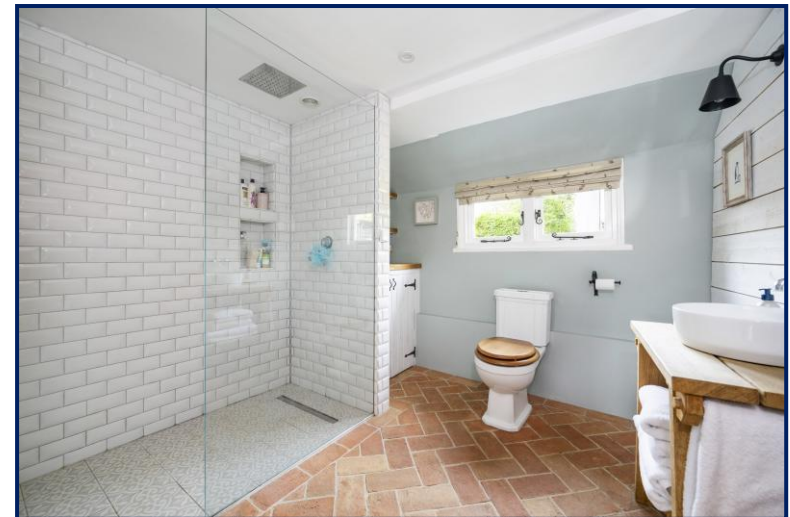
**EPC RATING:** N/A.

**WHAT3WORDS:** ///upward.sparkle.memo

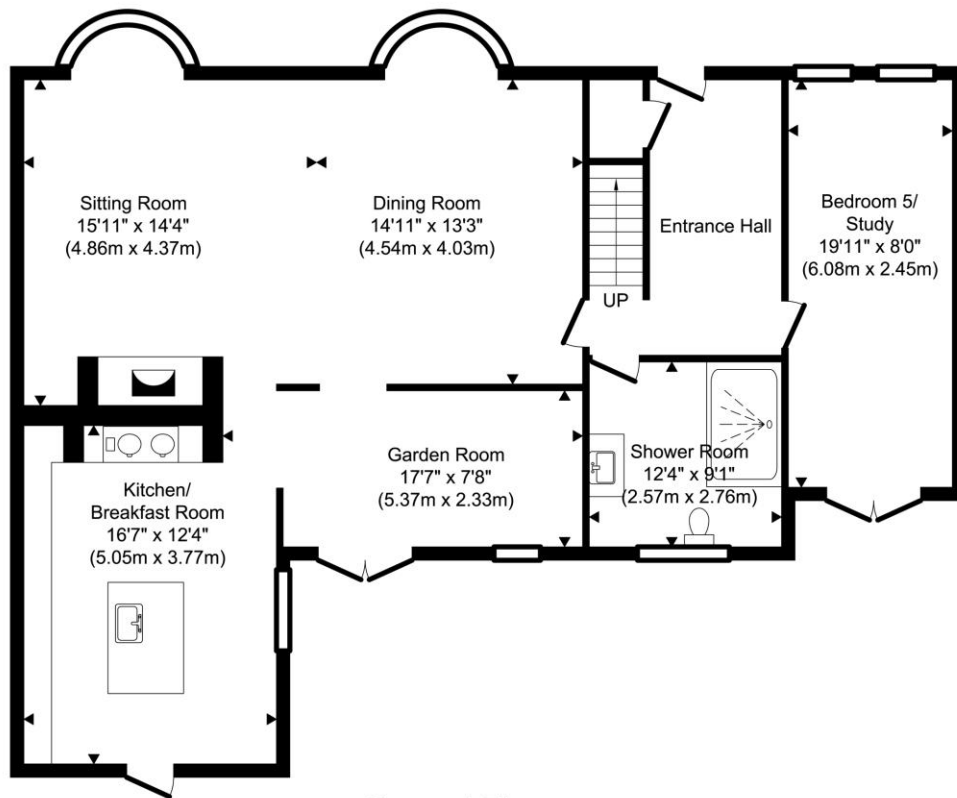
**LOCAL AUTHORITY:** Babergh Mid Suffolk Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX (0300 123 4000) **BAND:** F.

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

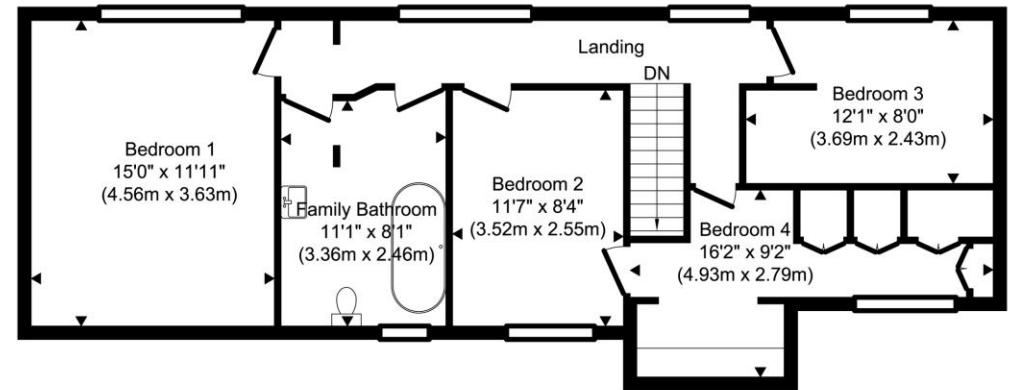
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Ground Floor  
Approximate Floor Area  
1239.03 sq. ft.  
(115.11 sq. m)



First Floor  
Approximate Floor Area  
714.40 sq. ft.  
(66.37 sq. m)

TOTAL APPROX. FLOOR AREA 1953.43 SQ.FT. (181.48 SQ.M.)  
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