



Cootes Cottage  
Assington, Suffolk

DAVID  
BURR







# Cootes Cottage, The Street, Assington, Sudbury, Suffolk, CO10 5LW

Assington has a linear village street with public house, farm shop, incorporating a hair salon, 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.

Enjoying a village location within walking distance of the Assington farm shop complex, Shoulder of Mutton public house and further range of village facilities, is a three/four bedroom detached Grade II listed thatched cottage. Occupying a prominent position within the highly regarded Suffolk parish of Assington, the front garden comprises of a herringbone patterned brick path with picket fence line border, perennial planting and a bed of wood chips. Of principally timber framed construction and set behind a plastered exterior and beneath a thatched roof line, the cottage has benefited from a comprehensive program of adaption and enhancement by the current owner having not been offered to the market for a period of 47 years. Arranged via three ground floor reception rooms, the property is weighted in favour of ground floor accommodation with three/four bedrooms positioned via two separate staircases with potential for a ground floor bedroom with complementing en-suite facilities if so required. Notable retained period features include an array of exposed timbers and stud work, timber framed casement windows, an inglenook fireplace and doors complete with Suffolk latches. Further benefits of the property included a detached double garage, ample private parking via a shingle driveway and diverse, flourishing gardens arranged via a sandstone terrace with a silver birch tree, established borders, range of timber framed external stores and a summer house.

## **A three/four bedroom detached thatched cottage arranged via three ground floor reception rooms located within the highly regarded Suffolk village of Assington. Further benefits to property included detached double garage, ample private parking and south east facing rear garden.**

Stable door with casement window to side opening to:

**ENTRANCE HALL:** (5.78m x 2.24m) With frosted glass skylight, this expansive hallway provides the link between the original cottage and the single-storey rear extension. Low level door with suffolk latch to:

**DINING ROOM:** (4.21m x 3.14m) A centrally positioned reception room with timber framed casement window to front, inglenook fireplace with bread oven and internal lighting. The principal hallmarks of the room are a wealth of exposed ceiling timbers with a door to useful understair storage recess and further door with Suffolk latch to the sitting room and further door to bedroom 4/study.

**SITTING ROOM:** (4.24m x 3.59m) With casement windows to front, brick fireplace with raised hearth and exposed ceiling timbers. Further casement window to rear. Door with suffolk latch to:

**STORE ROOM:** Suitable for a tumble dryer, useful under stair storage recess, with casement window to rear.

**BEDROOM 4/STUDY:** (3.88m x 2.32m) With casement window to front and plantation shutters, a range of exposed ceiling timbers and door with Suffolk latch to:

**BATHROOM:** (2.31m x 1.52m) Offering considerable versatility as either an en-suite to a ground floor bedroom, fitted with ceramic WC,

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pedestal wash hand basin and bath with fired earth tiling above. Frosted glass casement window to side.

**KITCHEN:** (5.05m x 2.74m) Forming part of a single-story rear extension and enjoying a direct, open link to the breakfast room via a green oak timber partition. Fitted with an extensive range of shaker style, solid wood, soft close base units with oak preparation surfaces over and tiling above. Ceramic single sink unit with mixer tap above and casement window range to rear affording an unspoilt aspect across the established, well screened rear gardens. The notable features include a two door Britania oven with six ring hob over and extraction hood above, fitted Bosch dishwasher, Hotpoint washing machine and a full height fridge with double depth freezer compartment above. Full height larder store with floor to ceiling fitted shelving and pull-out spice racks. Tiled flooring with under floor electric heating throughout and panel glazed double doors opening to the rear terrace and gardens beyond. Oak timber frame opening to:

**BREAKFAST ROOM:** (4.32m x 2.93m) Afforded a dual aspect and enjoying a wealth of natural light from the casement window range to side and further casement window to rear. Brick fireplace with terracotta tiled hearth (presently sealed) exposed karndean flooring throughout and a range of LED spotlights.

**SHOWER ROOM:** (2.23m x 1.93m) Fitted with ceramic WC and fully tiled in fired earth tiles, separately screened shower with shower attachment. Karndean flooring throughout and door to boiler room housing oil fired boiler with shelving above.

## First Floor

**BEDROOM 1:** (4.45m x 3.81m) With a casement window to front affording an attractive aspect across paddock land in the distance. Door to

fitted wardrobe with attached hanging rail, further door to store room housing water cylinder.

**BEDROOM 2:** (4.25m x 3.55m) Accessed via secondary staircase with casement window to front, exposed wall timber.

**BEDROOM 3:** (4.03m x 2.78m) With casement window to side affording aspect across meadowland and hatch to the loft.

## Outside

The property is situated on the street from Assington enjoying an attractive position on the edge of the village whilst retaining convenient access to the farm shop, public house and some particularly attractive walking routes and public footpaths. Approached via a shingle driveway with private off street parking providing space for approximately five vehicles and direct access to the:

**DOUBLE GARAGE:** (5.62m x 5.31m) Set beneath a pitch slate roof line with twin doors to front, light and power connected and of concrete block construction. Useful loft storage space.

The gardens are arranged by a sandstone terrace providing ideal entertaining space with an expanse of lawn beyond, beautifully positioned silver birch tree and flanked by border planting stocked with both perennial and evergreen planting. A range of timber framed external stores and summer house are set within the gardens with a defined fence line boundary and further range of mature border trees. The gardens have been further enhanced by exterior lighting strategically positioned amongst the planting.

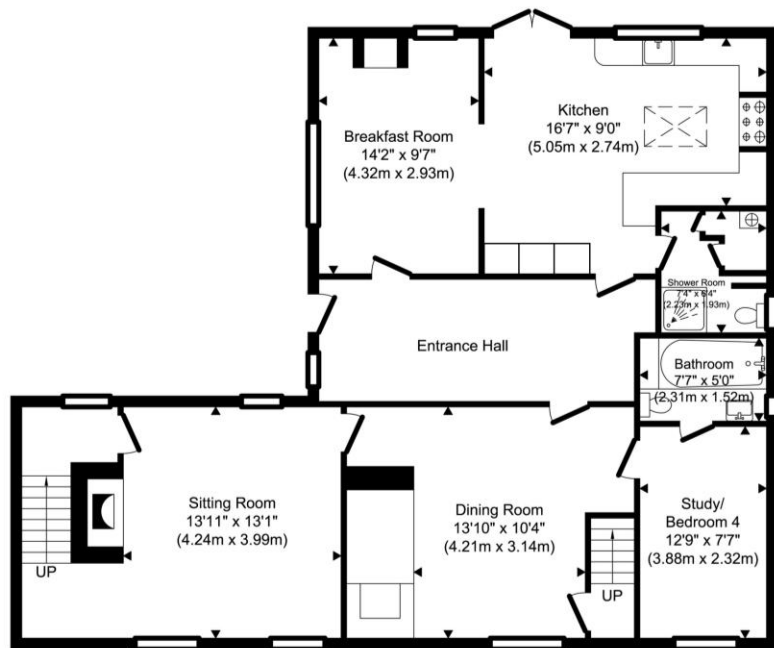
**AGENTS NOTES:** The property is due to be rethatched in September 2025 with an anticipated cost of £55,000 including VAT.

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**TENURE:** Freehold

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

**EPC RATING:** N/A.



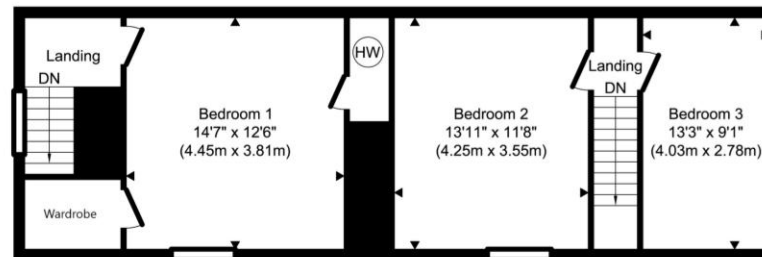
Ground Floor  
Approximate Floor Area  
1219.22 sq. ft.  
(113.27 sq. m)

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

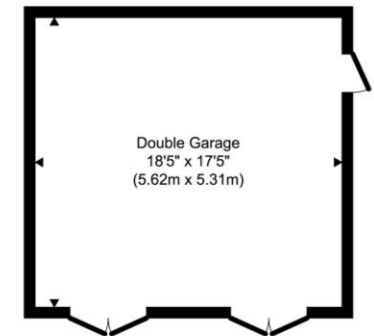
**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** F

**WHAT3WORDS:** ///sofas.ideal.reports

**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.



First Floor  
Approximate Floor Area  
622.58 sq. ft.  
(57.84 sq. m)



Outbuilding  
Approximate Floor Area  
321.19 sq. ft.  
(29.84 sq. m)

**TOTAL APPROX. FLOOR AREA 2163.00 SQ.FT. (200.95 SQ.M.)**

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