



Shamrock Farm
Assington, Suffolk

**DAVID
BURR**



Shamrock Farm, Marshalls Green, Assington Sudbury, Suffolk, CO10 5LS

Assington has a linear village street with public house, farm shop, village hall, 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-bedroom (one en-suite) detached, timber framed, Grade II listed country home, enjoying a rural situation on the outskirts of the highly regarded Suffolk village of Assington. Set adjacent to unspoilt farmland with views towards Assington Church and enjoying an idyllic position on a quiet lane with a single neighbouring property. Offering an accommodation schedule of approximately 2,000 sq ft arranged over two floors, the accommodation schedule is via two distinctive ground floor reception rooms, with notable retained period features including an array of exposed timbers and stud work, pamment brick flooring, an exceptional inglenook fireplace, stripped pine flooring and stained-glass bay windows. Offering convenient access to the A134, the Dedham Vale area of outstanding natural beauty (AONB) in the much sought-after parish of Assington with its farm shop complex, independent businesses, and the Shoulder of Mutton public house. Further benefits to the property include ample private parking via a gated access and a total plot size of approximately 0.5 acres.

A four-bedroom (one en-suite) detached, Grade II listed period property, offering an accommodation schedule of approximately 2,000 sq ft arranged via two reception rooms, retaining a host of original features throughout. Further benefits to the property include gated access to a double-width driveway and a total plot size of approximately 0.5 acres.

Panelled timber door opening to:

ENTRANCE HALL: (1.29m x 1.19m) With mosaic patterned tiled flooring and a pine door opening to:

SITTING ROOM: (6.00m x 4.08m (into bay) Afforded a triple aspect with bay window to front, timber framed sash window to rear and with chamfered wall timbers. Fireplace with a brick hearth and inset wood burning stove with oak mantel over. Double doors opening to a garden room with open bay front, affording an aspect across the gardens.

DINING ROOM: (6.21m x 4.44m (into fireplace)) An exceptional reception room characterised by an outstanding inglenook fireplace with herringbone-patterned brick hearth, an inset wood burning stove and oak bresummer beam over. Useful storage recess to side, stripped wood

flooring throughout and part-stained glass window bay to front with case window range and unspoiled views across an adjacent landscape and unspoilt farmland. Panel glazed double doors to:

REAR HALL: (2.93m x 2.83m) With pamment brick flooring, timber framed casement window to rear and stable door opening outside. Step up to:

INNER HALL: With tiled flooring throughout, door with Suffolk latch to storeroom with useful fitted shelving and opening to mosaic patterned tiled flooring, range of exposed wall timbers and staircase rising to first floor.

KITCHEN: (3.65m x 3.17m) Fitted with a matching range of shaker style base and wall units with granite preparation surfaces over and upstands

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above. Double ceramic sink unit with a mixer tap above, casement window range to side and rear and tiled flooring throughout. Opening to:

BREAKFAST ROOM: (3.45m x 2.75m) Fitted with a matching range of shaker style, base units with part wood and part granite surfaces over. An oak topped island unit is enhanced by a further range of oak lined, soft close base units with door to useful understair storage recess, tiled flooring throughout and four door Stoves oven with five ring hob above. Exposed wall and ceiling timbers and pine door to:

UTILITY ROOM: (3.81m x 2.07m) Fitted with a matching range of base and wall units with preparation surfaces over and tiling above, single sink unit with hot and cold tap over, casement window to side and space and plumbing for washing machine and dryer. Further space for an American style fridge freezer and wine cooler. Door to linen store housing water cylinder with useful fitted shelving.

CLOAKROOM: (Access via rear hall) Fitted with traditionally styled WC, wash hand basin with tiling above.

STUDY: (3.97m x 2.80m) A dual aspect study with timber framed, double glazed casement window to rear and panel glazed double doors to side opening to terrace. Full height fitted storage with open fronted shelving unit and hatch to loft.

First floor

LANDING: With casement window range to front with secondary glazing, double doors to store room with useful fitted shelving. Further door and step down to:

BEDROOM 1: (5.30m x 3.64m) Afforded a triple aspect with casement window range to front, side and rear affording views across open farmland towards Assington Church and the rear gardens with range of mature trees

and farmland beyond. Afforded a wealth of natural light and set beneath raised ceiling heights with spotlights, hatch to loft and door with Suffolk latch to fitted wardrobe. Further door to:

EN-SUITE BATHROOM: (2.53m x 1.86m) Fitted with ceramic W.C, heritage pedestal washbasin and bath with separately screened shower. Casement window range to rear:

BEDROOM 2: (3.32m x 2.69m) With casement window range to rear, door to recessed storage space and hatch to loft.

BEDROOM 3: (3.39m x 3.39m) With casement window range to side affording views across unspoilt farmland and exposed wall timbers. Door to useful use storage space.

BEDROOM 4: (4.44m x 2.71m) With case window range to rear and velux window to side.

FAMILY BATHROOM: (2.62m x 1.83m) A well-presented recently fitted bathroom suite, partly tiled and fitted with ceramic WC, heritage wash hand basin within a fitted base unit and a fully tiled, separately screened Aqualisa shower with both mounted and handheld shower attachments. Wall mounted heated towel rail and timber framed casement window range to front with secondary glazing. Range of LED spotlights.

Outside

The property enjoys a rural position on the outskirts of the village with a single residential neighbour and exceptional aspect across open farmland, woodland and mature gardens. The property is set behind twin gates opening into a driveway with parking for approximately 8-10 vehicles. The mature gardens are one of the property's most attractive features with a range of laurel hedging bordering the garden side of the driveway with an established hedge line border to front, landscaping with shrubs, plants

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and flowers immediately to the front of the immediately to the front elevation with a wicker fence line to the side.

The gardens set to the side and rear benefit from a sandstone terrace linking directly with a covered garden room with light and power connected, integrated pizza oven and a glazed surround on two sides.

The garden frames the property particularly well with a defined treeline border to rear, central stream, mature silver birch trees, strategic planting and a bridge running over the stream to a further expanse of lawn beyond. A beautifully appointed country home of proportions, considerable aesthetic appeal and attractive grounds on the periphery of one of the areas most favoured villages.

TENURE: Freehold

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

WHAT3WORDS: ///songs.decorator.fade

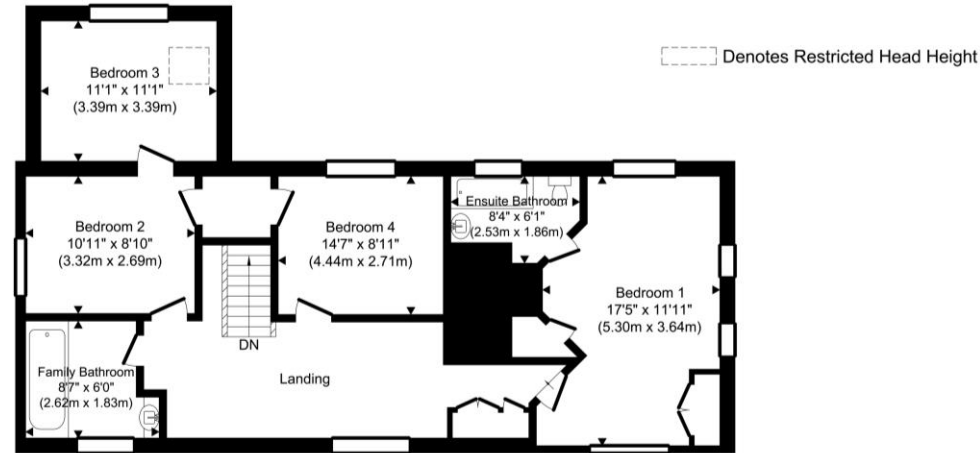
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** G

VIEWING: Strictly by prior appointment only through DAVID BURR.

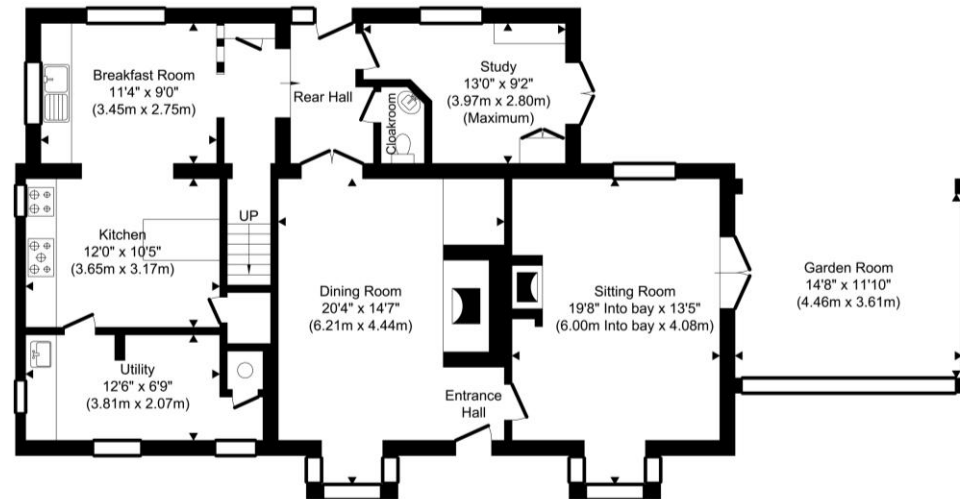
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First Floor
Approximate Floor Area
872.41 sq. ft.
(81.05 sq. m)



Ground Floor
Approximate Floor Area
1298.77 sq. ft.
(120.66 sq. m)

TOTAL APPROX. FLOOR AREA 2171.18 SQ.FT. (201.71 SQ.M.)
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