



Lamb Cottage, Lamb Court, Barton Mills IP28 6BB

welcome to

Lamb Cottage Lamb Court, Barton Mills Bury St. Edmunds

A detached former public house located in the often requested village of Barton Mills with three bedrooms, three receptions rooms and cellar - offered to the market with no onward chain.

Entrance Hall

With step down and doors opening to:

Lounge

12' 9" x 12' 9" (3.89m x 3.89m)

With fireplace with multi fuel burning stove, storage cupboard and window to front aspect.

Dining Room

12' 11" x 12' 6" (3.94m x 3.81m)

With electric heater, fireplace and window front aspect.

Garden Room

11' 1" x 8' 9" (3.38m x 2.67m)

With electric heater and French doors opening to rear garden.

Kitchen

15' 8" x 7' 4" (4.78m x 2.24m)

With a fitted range of base units and drawers with work surfaces over to two sides, matching wall units, inset stainless steel double bowl sink with mixer tap over, built in under oven with hob and extractor over, space for fridge/freezer, window to rear aspect, (wood burner not remaining), door to stairwell, doors to cellar, step up and door to:

Side Lobby/Utility

10' 6" x 5' 6" (3.20m x 1.68m)

With space for washing machine, windows to front and side aspects, door to rear garden.





First Floor Landing

Small gallery landing with window to rear aspect, doors to bedroom three and bathroom, steps up further landing space with window to front aspect and doors to:

Bedroom One

13' 2" x 13' (4.01m x 3.96m)

With electric heater, built in wardrobes and window to front aspect.

Bedroom Two

13' x 12' 11" (3.96m x 3.94m)

With electric heater, built in wardrobes and window to front aspect.

Bedroom Three

11' 2" x 9' 1" (3.40m x 2.77m)

With electric heater, storage alcove and window to side aspect.

Bathroom

Fitted with a suite comprising roll top bath with mixer tap and shower attachment, low level w.c, pedestal wash hand basin, electric towel ladder radiator, airing cupboard housing hot water cylinder, restricted head height and window to side aspect.

Cellar

12' 11" x 11' 5" (3.94m x 3.48m)

Not fully inspected.

Outside

To the front of the property there is an enclosed garden with a selection of magnolia, apple and bay trees complimented by established roses. The rear has a well established courtyard garden.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



view this property online williamhbrown.co.uk/Property/MDH108333



welcome to

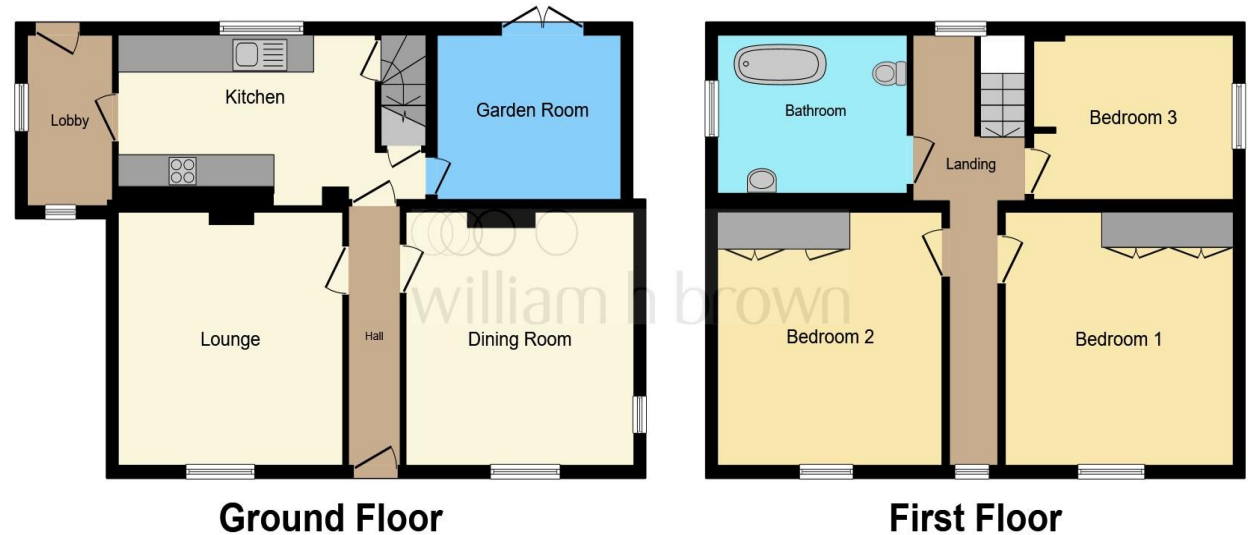
Lamb Cottage, Lamb Court, Barton Mills

- No Onward Chain
- Former Public House
- Three Bedrooms
- Three Reception Rooms
- Courtyard Garden

Tenure: Freehold
EPC Rating: Awaited
Council Tax Band: E

guide price

£350,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/MDH108333



Property Ref:
MDH108333 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01638 713274



Mildenhall@williamhbrown.co.uk



17 High Street, Mildenhall, BURY ST.
EDMUNDS, Suffolk, IP28 7EQ



williamhbrown.co.uk