



**Shearing Place**  
**Belchamp St. Paul, Sudbury, Suffolk**

**DAVID  
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# Shearing Place, Belchamp St. Paul, Sudbury, Suffolk CO10 7DL

Belchamp St Paul is a sought after village clustered around a picturesque green amidst open, undulating countryside. Village facilities include a very popular primary school, two traditional public houses with country-wide reputations for their food, a fine thatched village hall and a parish church. The historic market town of Clare with its comprehensive amenities is located two miles away direct from the property. For the commuter there are rail options to London Liverpool Street, Junction 27 M25 is a one hour drive and Stansted, Chelmsford, Colchester and Cambridge are all nearer.

A charming circa. 3,000 sq.ft Grade II Listed farmhouse situated in grounds of approximately 3.0 acres set in a quiet semi-rural village location amongst open countryside. The property enjoys spacious reception rooms and further benefits from a range of outbuildings that could be ideal holiday accommodation or be utilised for equestrian purposes.

## A spacious detached Grade II Listed farmhouse set in 3.0 acre grounds.

Entrance into:

**ENTRANCE HALL** With pamment tiled flooring, staircase to the first floor with storage cupboard beneath and rooms off.

**DRAWING ROOM** A stunning reception room featuring wood flooring, exposed beams and studwork, French doors opening to the front, outlook to the side and red brick fireplace with wood burning stove inset on a brick tiled hearth with log store adjacent.

**DINING ROOM** A charming reception room with exposed beams, French doors leading to the front, storage cupboards and wood flooring.

**FAMILY ROOM** A lovely reception room with wooden flooring, outlook to the rear and open fireplace with brick hearth.

**KITCHEN/BREAKFAST ROOM** A delightful country style kitchen featuring a range of wall and base units under solid worktop with Butler sink inset. Integrated appliances include a Rangemaster cooker and Bosch dishwasher, whilst there is space for a fridge/freezer. Chimney recess, partly vaulted ceiling with roof windows and pantry cupboard. A secondary staircase leads to the first floor with door to:

**REAR HALL** With door leading outside and doors to:

**UTILITY ROOM** With space and plumbing for a washing machine, tumble drier with a further range of units housing the boiler.

**CLOAKROOM** With WC and wash hand basin.

**STUDY** A beautiful room with exposed beams and studwork, outlook to the side, partly vaulted ceiling with Velux roof window, brick tile flooring and door opening to the:

**DAIRY** A storage room with brick tile flooring, exposed beams, brickwork and outlook to the rear.

**INNER HALL** Leads through to **Bedroom 6** with a door leading out to the rear.

**BEDROOM 6** Currently utilised as a **Home Office** with fitted workspace and storage, shelving, cupboards, outlook to the rear, fireplace with a cast iron log grate and **Shower Room** comprising a tiled shower cubicle, WC and pedestal sink unit.

# Shearing Place, Belchamp St. Paul, Sudbury, Suffolk CO10 7DL

## First Floor

**LANDING** With access to the rooms and opening to the **Rear Hall**.

**MASTER BEDROOM** A spacious master bedroom with exposed floor boards, exposed beams, sash window to the front overlooking open countryside. Cast iron fireplace with wooden mantel and recessed storage cupboards. **En-Suite** Comprising pedestal sink unit, WC and roll top bath with view to the front and open countryside beyond. Secondary door through to the **Rear Hall**.

**BEDROOM 2** A further double bedroom with recess storage cupboards, sash window with views across the front, countryside views beyond and wash hand basin.

**BEDROOM 3** A double bedroom with recess storage cupboards and outlook to the rear.

**BATHROOM** Comprising a panelled bath with shower attachment over, pedestal sink unit, WC and extensively tiled walls and flooring.

**REAR HALLWAY** Provides access to the Second Floor with a door leading into the main bedroom. Large storage cupboard, airing cupboard and leading to the secondary staircase off the kitchen.

**BEDROOM 4** A spacious double bedroom with outlook to the rear and large storage cupboard.

**SHOWER ROOM** With tiled shower cubicle, pedestal sink unit, WC and heated towel rail.

## Second Floor

A staircase leading up to the second floor.

**BEDROOM 5** A wonderful vaulted room with exposed beams, studwork, brickwork and large storage cupboard with exposed floorboards.

## Outside

The property is approached via a carriage driveway with parking and turning available to the front. There are two stunning front gardens comprising areas of traditional lawn enclosed with wrought iron railings to the front, range of mature trees, shrubs and a particularly delightful brick and flint wall with gate leading into side/rear gardens. To the rear of the property (accessed via a secondary side drive) there is an extensive gravelled area providing parking and turning for multiple vehicles. There is also a six bay cart lodge, garden machinery store and a range of brick outbuildings. These could be utilised to create holiday accommodation or to fulfil equestrian purposes such as stables, hay store and tack rooms.

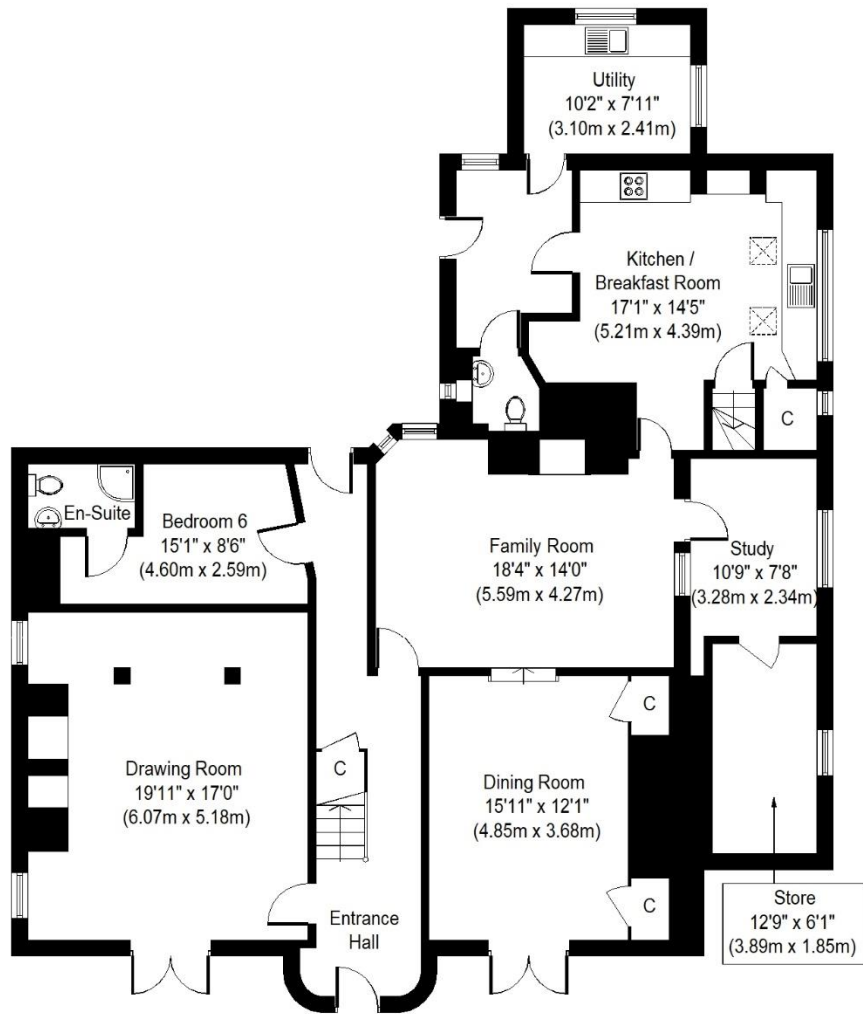
**SERVICES:** Sewage treatment plant, electricity and oil-fired heating. **NOTE** None of these services have been tested by the agent.

**EPC RATING:** N/A.

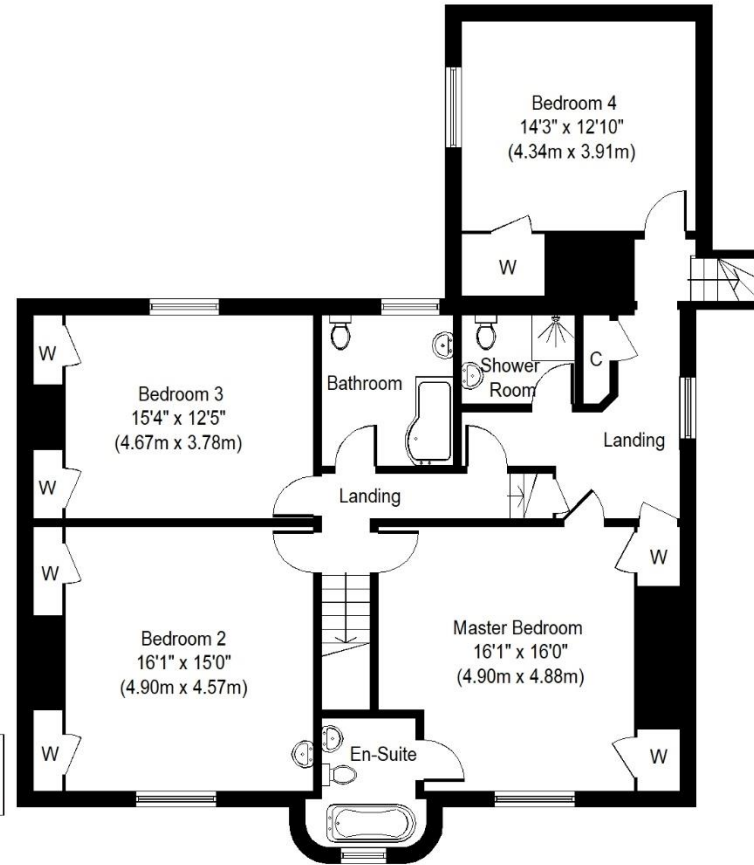
**LOCAL AUTHORITY:** Braintree District Council.  
Council Tax Band: F. £2,861.37 per annum.

**VIEWING:** Strictly by appointment through David Burr – 01787 277811.

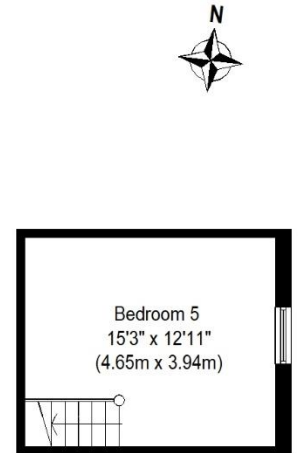
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**Ground Floor**  
Approximate Floor Area  
1868 Sq. ft.  
(173.5 Sq. m.)



**First Floor**  
Approximate Floor Area  
1433 Sq. ft.  
(133.1 Sq. m.)



**Second Floor**  
Approximate Floor Area  
195 Sq. ft.  
(18.1 Sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



