



Robbs Farm
Cavendish, Sudbury, Suffolk

**DAVID
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Robbs Farm, Cavendish, Sudbury, Suffolk CO10 8DD

Cavendish is one of Suffolk's prettiest villages nestling on the Essex border close to the River Stour, with picturesque village green, pubs and shops, primary school and parish church. A wider range of facilities can be found at nearby Clare (2 miles), whilst the market town of Sudbury, some 6 miles distant, provides a wide range of amenities including a commuter rail service to London Liverpool Street.

A delightful Grade II listed detached property situated at the end of a long drive on the outskirts of Cavendish. The property is surrounded by undulating Suffolk countryside offering peace and tranquillity. The house dates back to the 17th century and comprises a self-contained annexe, range of outbuildings, five bay cart lodge, pump house and stables with menage. In all about 5.7 acres.

A delightful Grade II listed detached property surrounded by rolling Suffolk countryside

Entrance into:

HALLWAY with storage for coats.

CLOAKROOM With WC.

KITCHEN/BREAKFAST ROOM Divided by open-studwork and equipped with an oil-fired Aga, quarry tiled floor and a range of fixed and unfixed base units. The kitchen is also of triple aspect with stunning countryside views. The kitchen leads through to the:

DINING ROOM The dining room is of double aspect with views onto rolling countryside, wood flooring, brick fireplace and character beams. It also has stairs leading to the first floor with a door leading outside. This leads through to the:

DRAWING ROOM An impressive room which has exposed beams, an inglenook fireplace, wood burner and radiators. Triple aspect room allowing for a bright and airy feel. This then leads through to the:

STUDY/OFFICE Another bright double aspect room with fireplace and wood burner, door leading out to the patio. Stairs lead up to the first floor.

First Floor

PRINCIPAL BEDROOM 1 With En-Suite shower, WC, pedestal sink. The room is bright with double aspect, side views across the countryside a hallway then leads to the:

FAMILY BATHROOM With bath, WC and sink. This leads through to:

BEDROOM 2 This is a bright double aspect room with vaulted ceiling, original character beams and views out across the open countryside.

BEDROOM 3 A large bedroom, double aspect views with character beams.

BEDROOM 4 A small double bedroom with dual aspect original beams, views out to the rear.

SECOND FAMILY BATHROOM With roll-top bath, shower unit, WC and views out to the side of the property. The bathroom features original beams, towel rail.

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Outside

The truly rural position of Robbs Farm is fully appreciated as you approach along the drive. The gardens are principally laid to lawn, interspersed with mature trees, there is an excellent range of outbuildings, a menage, post and railed paddocks and The Granary Annexe which is set up beyond house. Robbs Farm has the added benefit of numerous outbuildings including:

A Large **BARN, GARAGE, WORKSHOP**, further **GARAGE**, additional storerooms and a **FIVE BAY CARTLODGE**. The current owner has also built a **Stable Yard** with hardstanding. A **Menage** has been installed in recent years and is built to a high specification. The paddock land has been post and rail fenced and has water connected.

THE GRANARY Is a beautifully converted barn adding further accommodation comprising of a large living room, fitted kitchen, vaulted double bedroom, a spacious landing with could easily serve as an additional bedroom or office and a shower room.

SERVICES: Private drainage and water via a bore hole, which has had a new pump filtration system and water softener installed in 2019, mains electricity and oil-fired central heating. **NOTE:** None of the services have been tested by the agent.

In all about 5.7 acres.

LOCAL AUTHORITY: West Suffolk Council.

Robbs Farm - Council Tax Band: G . £3,359.43 per annum.

The Granary – Council Tax Band: C. £1,791.70 per annum.

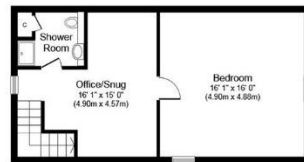
VIEWING: Strictly by appointment through David Burr – 01787 277811.

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.

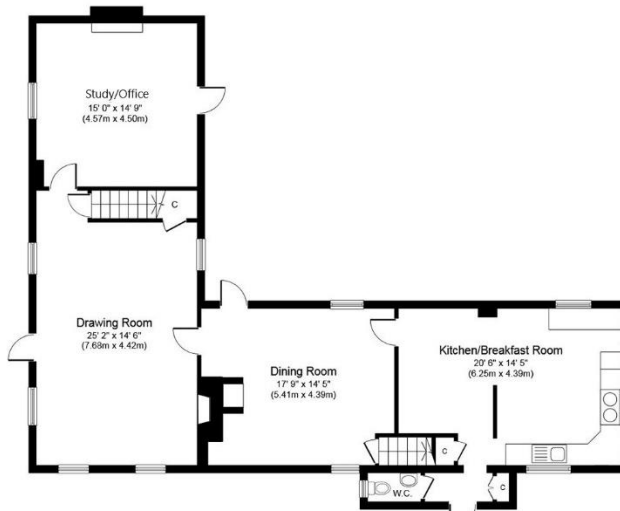




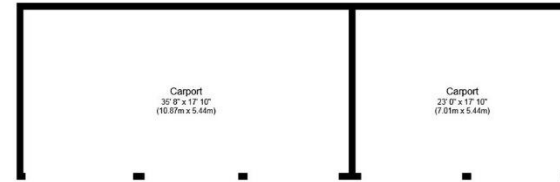
Granary Ground Floor
 Approximate Floor Area
634 sq.ft.
 (58.9 sq.m.)



Granary First Floor
 Approximate Floor Area
492 sq.ft.
 (45.7 sq.m.)



Ground Floor
 Approximate Floor Area
1,202 sq.ft.
 (111.6 sq.m.)



Outbuilding
 Approximate Floor Area
3,646 sq.ft.
 (338.7 sq.m.)

First Floor
 Approximate Floor Area
1,159 sq.ft.
 (107.7 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.

