



Portobello Cottage
Steeple Bumpstead, Suffolk

**DAVID
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Portobello Cottage, 4 Chapel Street, Steeple Bumpstead, Suffolk CB9 7DQ

Steeple Bumpstead is a popular village which lies on the Essex and Suffolk borders, 20 miles from Cambridge, 10 miles from Saffron Walden and 22 miles from Bury St Edmunds. Rail links to London Liverpool Street are from Audley End Station (approx 12 miles away), the journey time being 50 minutes to an hour and from Sudbury, Suffolk (approximately 16 miles away). Steeple Bumpstead benefits from facilities including post office/off licence/general stores, 2 public houses, primary school, 2 churches and a petrol station.

A charming Grade II listed detached thatched cottage offering an immense amount of character complimented by modern luxuries, centrally positioned within this well served village enjoying the benefits of a double cart lodge and established gardens.

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Entrance into:

HALLWAY With doors leading off.

SITTING ROOM Offering a wealth of character including exposed beams, sash windows and red brick fireplace with log burning stove inset. This charming reception room is generous in size and enjoys herringbone oak parquet flooring and door leading through to:

KITCHEN/FAMILY ROOM Enjoying a bespoke fitted kitchen comprising a range of units under worktop with ceramic sink inset. Integrated appliances include a range style cooker, dishwasher, pantry cupboard, under counter fridge whilst there is space for a fridge/freezer. Victorian tiled flooring leads through to the charming Family Room which is a later addition to the property enjoying a lovely and light open-plan space with staircase to first floor, views across the garden and French doors leading to the outside.

SNUG A charming reception room offering a wealth of character, charming inglenook fireplace, exposed beams and stairs leading to the first floor.

UTILITY ROOM With a further range of units under worktop with sink inset and additional storage leading through to the:

REAR LOBBY With door leading to the outside and door to:

CLOAKROOM With WC and wash hand basin.

First Floor

LANDING The property enjoys a light split-level landing with storage cupboards and access to:

BEDROOM 1 A charming vaulted bedroom again forming part of the later addition with a large built-in wardrobe, views across the garden and an **En-Suite** comprising tiled shower cubicle, pedestal sink unit, WC, heated towel rail and extensively tiled walls and flooring.

BEDROOM 2 Another charming vaulted bedroom with exposed beams and storage cupboard.

BEDROOM 3 A further vaulted bedroom with exposed beams, a range of fitted wardrobes and storage cupboards. With outlook to the front.

BEDROOM 4 Currently utilised as a Dressing Room with a large walk-in wardrobe and further storage cupboard.

BATHROOM Stylishly fitted with panel bath with shower over, pedestal sink unit, WC, with part tiled walls and pebble floor.

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Outside

The front the property enjoys a charming cottage garden with a range of topiary with a pathway leading to the front door, enclosed railings. Both a vehicular and pedestrian access lead through to the rear of the property, the gardens feature an expansive gravelled dining area set adjacent an area of traditional lawn interspersed with mature trees, hedging, a range of mature planting and to the rear, a raised decked terrace, ideal for Alfresco entertaining with gates leading through to a parking area for multiple vehicles, in-turn leading to the **DOUBLE GARAGE** with water, power and light connected. **AGENT'S NOTE:** There is a driveway to the rear of the property for which the neighbouring property owns. Portobello Cottage has a right of access.

TENURE: Freehold.

SERVICES: Main drains, electricity and gas-fired heating. **NOTE:** None of the services have been tested by the agent.

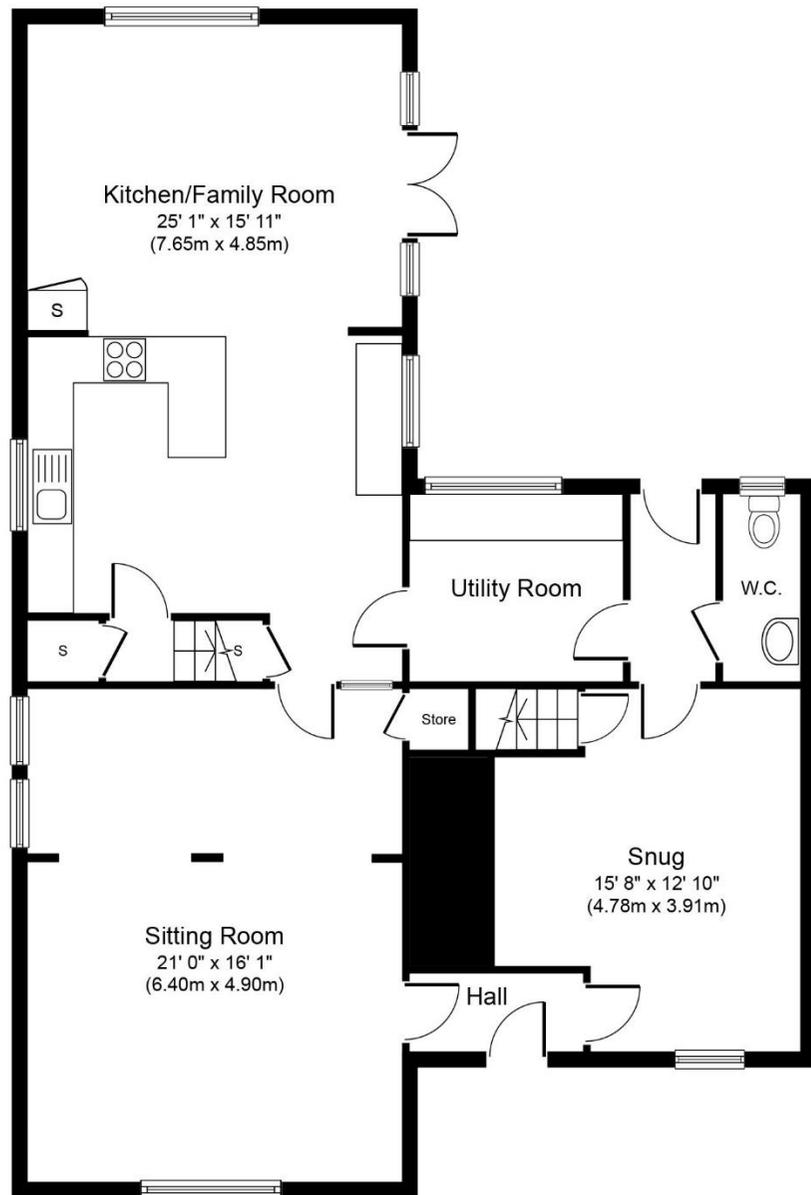
LOCAL AUTHORITY: Braintree District Council. Council Tax Band: F. £2,679.00 per annum.

EPC RATING: N/A.

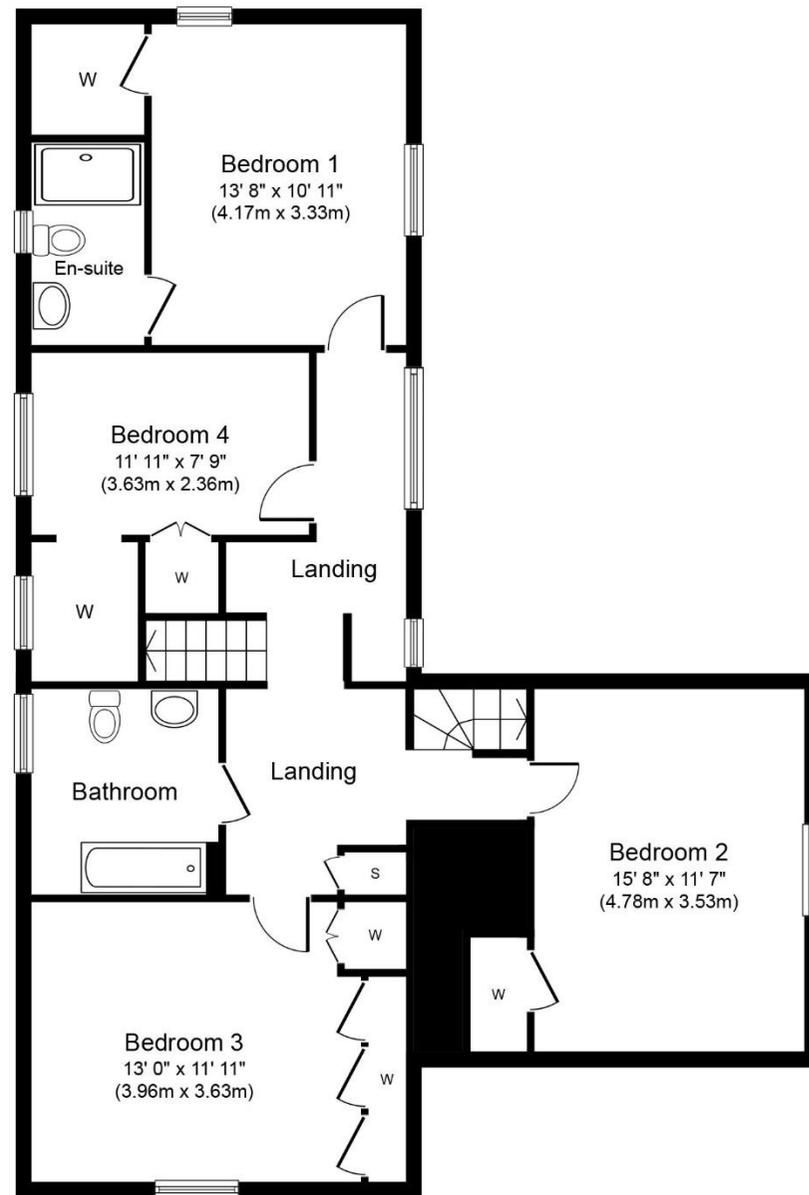
VIEWING: Strictly by prior appointment through DAVID BURR.

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Ground Floor
Approximate Floor Area
1,199 sq. ft.
(111.4 sq. m.)



First Floor
Approximate Floor Area
1,057 sq. ft.
(98.2 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.

