



The Granary
Hundon, Sudbury, Suffolk

DAVID
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The Granary, Chimney Street, Hundon, Sudbury, Suffolk CO10 8DX

Hundon is a popular village with pub and Parish church, together with a primary school, village shop and post office. It stands about 3½ miles north of the historic small town of Clare, which provides a good range of day to day amenities including a doctor's surgery, post office, chemist and various shops and public houses. A wider range of facilities can be found in Haverhill (5 miles away), Bury St Edmunds 16 miles and Cambridge 23 miles.

A beautifully presented high specification four bedroom detached property situated in a peaceful rural location on the edge of this well regarded village. This unique property was a former granary and now offers high specification living accommodation complementing a blend of original period features and modern luxuries with an additional studio/bedroom above the cart lodge, which could be utilised as annexe accommodation.

A detached high specification former granary with up to five bedrooms and four bathrooms.

Entrance into:

ENTRANCE HALLWAY: With access via an oak front door. A spacious hallway with a large airing cupboard and an opening to the:

SITTING ROOM: A charming room with an abundance of character featuring exposed oak beams, oak panelling, cinema screen and further featuring a brick fireplace with a log burning stove set upon a brick hearth with a bressummer over, triple aspect views. Staircase leading to the first floor.

KITCHEN/BREAKFAST ROOM: Forming the hub of the home, this beautifully presented bespoke handmade kitchen incorporates a range of wall and base units under a granite worktop with Butler sink inset. Integrated appliances include a washing machine, tumble drier, dishwasher. Rayburn cooker (operating as a boiler), wine fridge and microwave. Whilst there is a larger cupboard and space for a separate fridge/freezer. Breakfast island under oak worktop with a four ring induction hob. Tiled slate flooring leads through to the:

FAMILY AREA: A stunning open-plan, oak framed reception space with plenty of space for living accommodation and dining table and chairs. Two sets of French doors opening to the front terrace and to the side with views across the grounds. Slate floor with underfloor heating.

BEDROOM 4/STUDY: A double bedroom, currently utilised as a study, with roof window.

WET ROOM: A fully tiled wet room comprising walk-in shower, vanity sink unit, WC and heated towel rail. Underfloor heating.

First Floor

LANDING: A spacious landing with outlook to the side and oak stair ladder leading to the **Attic Room**. Doors to:

BEDROOM 1: A spacious double bedroom with Velux window, and a large vaulted picture window with views across the grounds. French doors open to a Juliette balcony.

BEDROOM 2: A stunning and spacious vaulted bedroom with exposed beams and French doors opening onto a balcony.

BEDROOM 3: A further double bedroom with outlook to the front.

SHOWER ROOM: Comprising a shower cubicle, vanity sink unit, WC, heated towel rail and Velux window.

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BATHROOM: With freestanding bath, pedestal sink unit, WC, bidet, heated towel rail and Velux window. Tiled flooring and underfloor heating.

Outside

The property is approached through a pair of Suffolk gates to a driveway providing parking and turning for multiple vehicles, in turn leading to the **DOUBLE CARTLODGE** with log store to the side. A staircase leads to the first floor with **STUDIO/BEDROOM** which could be utilised as annexe accommodation with **Kitchenette** and **Shower Room** already incorporated. There is also a Velux roof window that transforms into a balcony and further benefitting from its own boiler located in the **WORKSHOP** to the rear of the cartlodge.

The gardens and grounds are a particular feature of the property with established and manicured areas of traditional lawn interspersed with a range of flower beds, shrubs, trees and a generous spring-fed wildlife pond. Further features include extensively paved dining terrace with an oak-framed thatched gazebo with space for a hot tub beneath. A further decked seating area with a jetty to the pond and a range of outbuildings including a Victorian style greenhouse, tool shed, garden shed, workshop, log store, potting shed and summer house.

SERVICES: Main water and bio-treatment plant. Main electricity connected. Oil-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: D. £2,139.61 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.

Phone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: A covenant is in place between the neighbouring properties with regard to access for maintenance and the share of costs relating to the bio-treatment plant.

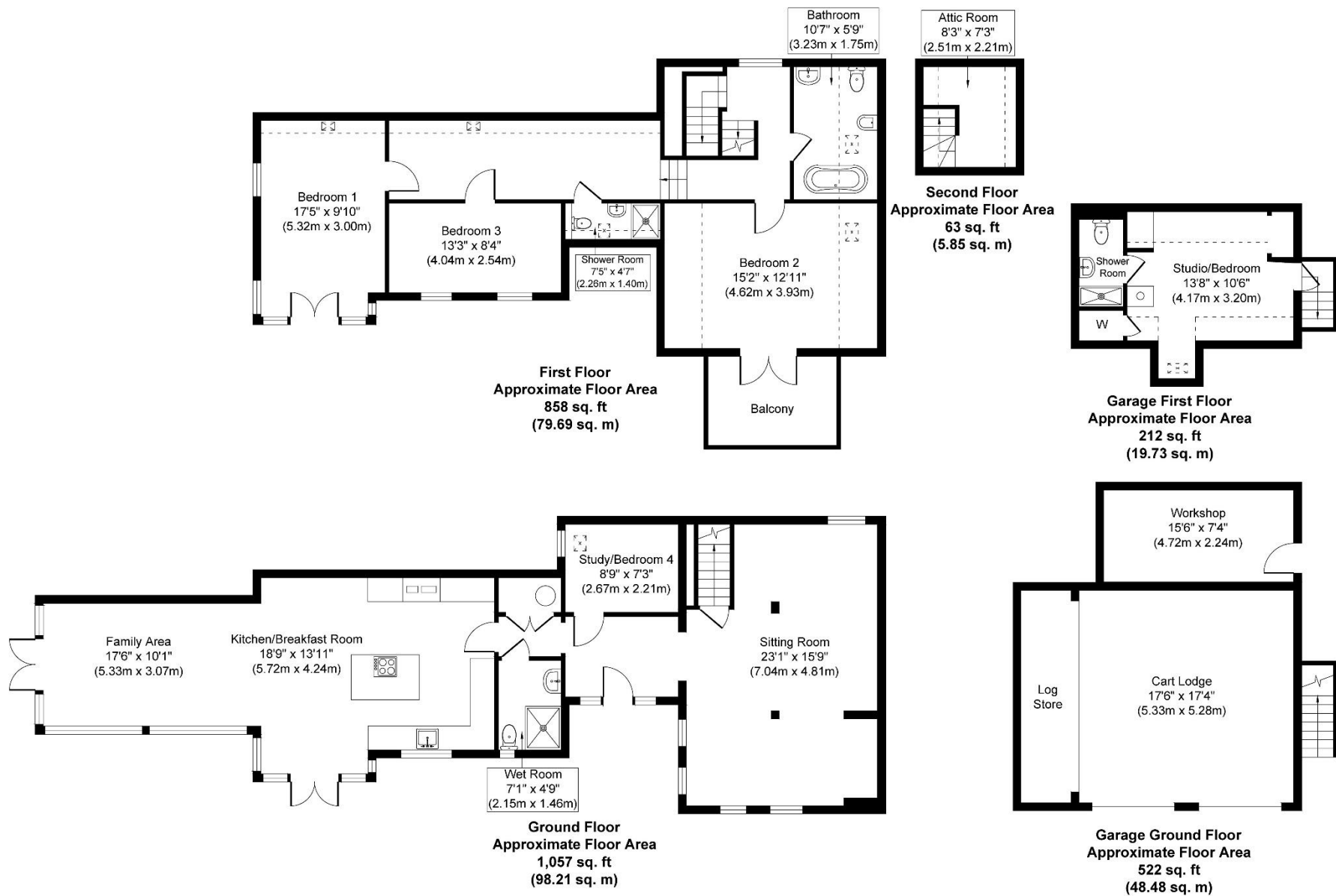
FLOOD RISK: None known.

COALFIELD OR MINING AREA: None.

ACCESSABILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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