

DAVID  
BURR



## Church Farm

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Withersfield, Suffolk



# Church Farm

## Church Street, Withersfield, Suffolk

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A charming and beautifully presented Grade II listed 16th century farmhouse positioned in grounds of approximately 0.75 acres, situated in an elevated countryside location within a short walk of the village church and public house. The property boasts a range of original character features including exposed beams, inglenook fireplaces and brick flooring, whilst enjoying modern necessities such as off-road parking, double garage and a particular highlight is the external dairy.

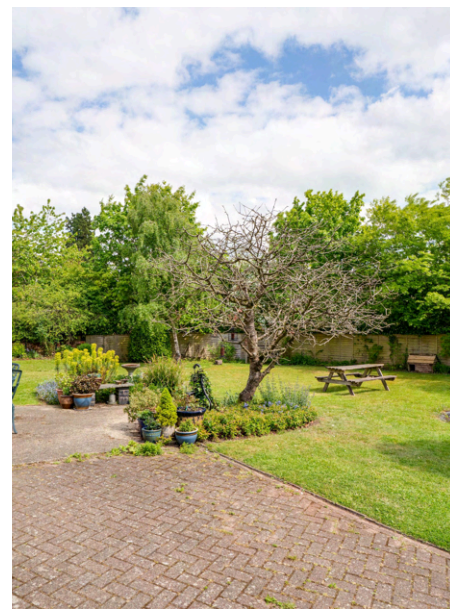


- A charming and beautifully presented Grade II listed 16th century farmhouse
- Positioned in grounds in all about 0.75 acres (STS)
- Situated in an elevated countryside location
- Range of original character features
- Off-road parking
- Double garage
- External dairy

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# INTERIOR

## THE GROUND FLOOR

Comprising several generous reception rooms, the foremost a prominent SITTING ROOM with exposed beams, an inglenook fireplace with a cast iron log grate with bressummer over, door to the front and staircase to the first floor and a door leading through to the delightful MUSIC ROOM with a further small fireplace with cast iron log grate, triple aspect views, understairs storage cupboard, brick flooring, exposed beams. The DINING ROOM enjoys plenty of space for a dining table and chairs, Rayburn cooker built into the chimney recess, storage cupboard, stable door to the rear and a door to the KITCHEN with a further range of wall and base units, pamment tiled flooring, Rangemaster cooker and an oriel window overlooking the rear garden. Fitted corner cupboard and door to the UTILITY ROOM with a further range of wall and base units, space and plumbing for a washing machine, secondary sink and outlook to the front and door to the SHOWER ROOM stylishly fitted comprising corner shower cubicle, WC, pedestal sink unit and extensively tiled walls.



## FIRST FLOOR

A staircase leads to a prominent and generous landing with exposed floorboards and an immediate access to three of the bedrooms including the generous MASTER BEDROOM with exposed brick chimney with wardrobes built into the recesses and dual aspect views over the properties grounds. BEDROOM 2 a further double bedroom with cast iron Victorian fireplace and BEDROOM 4 with exposed beams and outlook to the rear. A walk-through STUDY AREA could be utilised as a bedroom, currently utilised as a study, with outlook to the front and provides access to the INNER HALLWAY with staircase leading back down to the Dining Room and a secondary staircase leads to the second floor. BEDROOM 3 with built-in storage cupboard and outlook to the front and FAMILY BATHROOM with panel bath with shower attachment over, WC, pedestal sink unit, red brick fireplace with storage in the recess.



## SECOND FLOOR

A further staircase leading up from the INNER HALL leads to the second floor which comprises three versatile rooms which are currently utilised as bedrooms.



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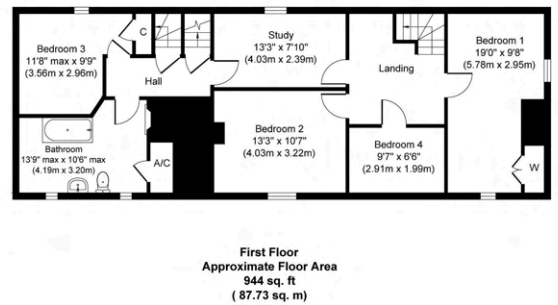
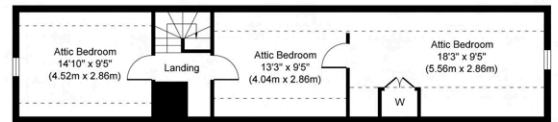
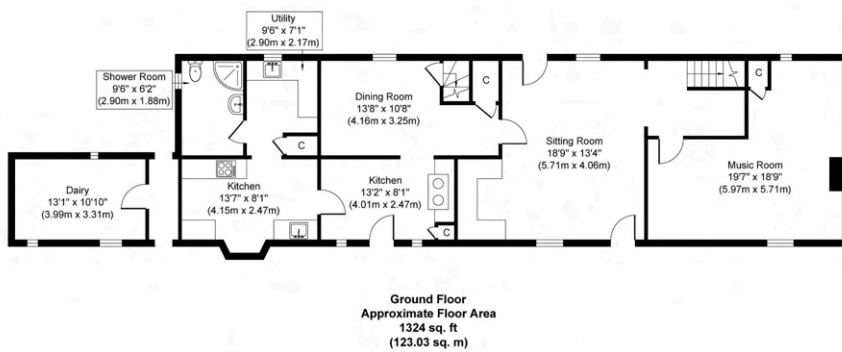
## EXTERIOR

The property enjoys two driveway entrances with plenty of parking and turning for multiple vehicles with a DOUBLE GARAGE with light and power connected. The garden is split into two areas to the rear and an area of formal garden with a pond, range of mature trees and flower beds. A pathway leads from the road to the front door with areas of traditional lawn either side, interspersed with mature flower beds and planting and to the side and tucked away behind the GARAGE is a large wildflower meadow with a range of mature trees and shrubs, a GARDEN SHED and GREENHOUSE and a particular highlight is the original DAIRY that is located to the left-hand side of the property under a covered walkway that could ideally be converted into a home office or utility space.





# Floorplan



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.

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# Withersfield, Suffolk

Withersfield lies in attractive countryside on the Suffolk/Cambridgeshire border. The village surrounds a large green and benefits from a pub and a fine church, which dates back to 1480. Cambridge is approximately 17 miles to the west. There is also easy access to the A14 and M11 and via these roads to the national road network. There are mainline stations at Cambridge, Whittlesford and Audley End, which offer a commuter service to London.



## Material Information

SERVICES: Mains water and private drainage/mains drainage. Mains electricity connected. Oil-fired heating. NOTE: None of these services have been tested by the agent.

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

COUNCIL TAX BAND: F. £3,139.23 per annum.

PROPERTY POSTCODE: CB9 7SG.

TENURE: Freehold.

CONSTRUCTION TYPE: Wood frame.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1800 mpbs download, up to 220 mpbs upload. Telephone 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 telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

RESTRICTIONS ON USE OR COVENANTS: Rights of Way exist over the shared accessway for which a proportion of the costs borne in relation to maintenance/repair apply. Covenants are in place with regard to winged game, additional building works, the property to be occupied as a domestic dwellinghouse, but the use of an office within the dwelling is permitted.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

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