



DAVID
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**Goldings, Belchamp Road
Pentlow, Essex/Suffolk border**



GOLDINGS, BELCHAMP ROAD, PENTLOW, SUDBURY, CO10 7JS

Pentlow is an attractive rural village dominated by the Rev. Bull's 19th Century tower folly. The market town of Sudbury with its commuter rail link to Liverpool Street is about 5 miles away, whilst Cambridge is about 35 minutes' drive to the west. A range of local amenities including shops, schools and restaurants can also be found in nearby villages Clare and Long Melford.

A substantial detached house situated within picturesque grounds in an open rural setting with fine far-reaching countryside views. The property contains accommodation arranged over two levels including four reception areas, a high-quality island kitchen/breakfast room, utility and ground floor shower room. Upstairs are four bedrooms (principal with en-suite), a bathroom and a cloakroom. Within the grounds a substantial double garage lies adjacent to a workshop and potting shed with a studio apartment above. Beautifully kept mature gardens surround the property on three sides with open farmland views. **NO ONWARD CHAIN.**

A detached thatched house set within beautiful gardens measuring around 0.8 acres (sts).

ENTRANCE HALL: With travertine tiled flooring which continues throughout much of the ground floor, exposed timbers, window overlooking fields and with a useful understairs storage cupboard off. Further doors leading to:-

STUDY/SNUG: 12'8" x 10'6" (3.86m x 3.19m) A flexible reception room with exposed timbers and a dual aspect outlook over the property's grounds and onto neighbouring farmland. Impressive inglenook fireplace with oak bressumer beam and brick surround (currently sealed). Opening leading to:-

SITTING ROOM: 19'6" (into bay) x 12'0" (5.95m x 3.67m) With characterful exposed timbers throughout and a pretty bay window overlooking the front garden and onto neighbouring countryside. Substantial inglenook fireplace with an oak bressumer, exposed brick surround, brick tiled hearth and a contemporary 'Scan' wood burning stove. Open studwork leading to:-

DINING ROOM: 17'6" x 11'7" (5.34m x 3.53m) With ample room for a large dining table and chairs and an outlook over the grounds. Further feature inglenook fireplace with brick surround and oak bressumer beam. Door leading to:-

GARDEN ROOM: 15'1" x 12'5" (4.61m x 3.78m) With a pamment tiled floor, vaulted ceiling with exposed timbers and panoramic outlook over the gardens and farmland.

KITCHEN/BREAKFAST ROOM: 17'5" x 17'2" (5.31m x 5.24m) Forming part of a significant extension completed in 2009, the kitchen has been finished to a high standard with a matching range of base and wall level oak cabinets with polished granite worksurfaces incorporating a ceramic sink with a mixer tap above and a drainer to side. Integrated appliances include a Bosch oven and microwave, two Fisher Paykel dishwasher drawers, a refrigerator and separate freezer and extensive storage including a bespoke fitted larder cupboard. A central island contains further storage and an additional Bosch oven as well as a Siemens five-ring induction hob. Plenty of space for a table and chairs adjacent to floor-to-ceiling glass panel double doors opening onto terracing.

Rear Hall: With door leading to outside and further oak thumb latch door leading to:-

UTILITY: 10'7" x 4'9" (3.23m x 1.44m) With a continuation of travertine tiled flooring and a worksurface with cupboard space below and space and plumbing for a washing machine. Further space for a free-standing refrigerator/freezer and plenty of storage. Oak thumb latch door leading to:-

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SHOWER ROOM: Containing a shower with a tiled surround, WC and a vanity suite.

First Floor

LANDING: With exposed timbers and brickwork, access to loft space and doors leading to:-

BEDROOM 1: 19'7" x 15'0" (max) (5.98m x 4.58m) A well-proportioned double bedroom with a beautiful open outlook over farmland. Fitted wardrobes with inset shelving and hanging rails and a door leading to:-

EN-SUITE: Containing a panelled jacuzzi bath with a tiled surround, WC and a ceramic wash hand basin with storage below. Separate corner shower with glass sliding doors.

BEDROOM 2: 17'4" x 11'2" (5.28m x 3.40m) A delightful room with impressive 13'11" ceiling height, exposed timbers and a dual aspect.

BEDROOM 3: 17'0" x 12'0" (5.18m x 3.65m) A further double bedroom with high ceiling, exposed timbers and a range of fitted storage.

BEDROOM 4: 13'10" x 8'5" (4.22m x 2.56m) A double bedroom with far-reaching countryside views.

BATHROOM: Containing a bath with a shower over, WC and a pedestal wash hand basin.

CLOAKROOM: Containing a WC and a wash hand basin.

Outside

A shingle driveway leads through a five-bar gate and onto an area of parking which in turn leads onto a:-

DOUBLE GARAGE: 20'7" x 18'5" (6.27m x 5.61m) With twin timber double doors opening into a well-finished space suitable for additional parking and with power and light connected and a window to rear.

WORKSHOP: 18'0" x 7'10" (5.49m x 2.38m) With power and light and further space for additional appliances if required and a window to rear. Door leading to a **WINE STORE**.

Adjacent to the workshop lies a further door with a staircase leading to:-

STUDIO APARTMENT: 32'1" x 15'8" (max) (9.79m x 4.78m) Excellent accommodation which would cater for buyers with a need for multi-generational living or as a means to generate income through letting or holiday letting (subject to any necessary consents). Vaulted ceiling with exposed timbers throughout and a door leading to:-

BATHROOM: Containing a P-shaped bath with shower attachment over, WC and a wash hand basin with storage unit.

Beautifully kept gardens surround the property primarily on three sides with sweeping expanses of lawn containing a number of well-stocked colourful flowerbeds and mature trees. Adjacent to the garden room is a York stone terrace with a further area accessible from the kitchen/breakfast room providing a wonderful area of seating adjacent to open farmland with far-reaching views. Behind the property is a low maintenance pebbled garden area which contains two raised vegetable beds and a **LOG STORE**.

Adjacent to the garage is a:-

POTTING SHED: 11'4" x 9'2" (3.45m x 2.80m) A useful space with windows overlooking the gardens and farmland, sink with mixer tap over and various storage units.

SERVICES: Main water. Private drainage by septic tank. Main electricity connected. Oil fired heating to radiators. Underfloor heating throughout the extension on the ground floor. **NOTE:** None of these services have been tested by the agent.

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AGENTS NOTES

The property is Grade II listed and thought to date back to approximately 1640.

The thatched roof was last replaced in 2019 and is made of Straw.

EPC RATING: Exempt.

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree, Essex. CM7 9HB (01376 552525).

COUNCIL TAX BAND: F.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber framed.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. **Speed:** up to 1000 mbps download, up to 1000 mbps upload

Phone signal: Yes – EE, Three, O2, Vodafone.

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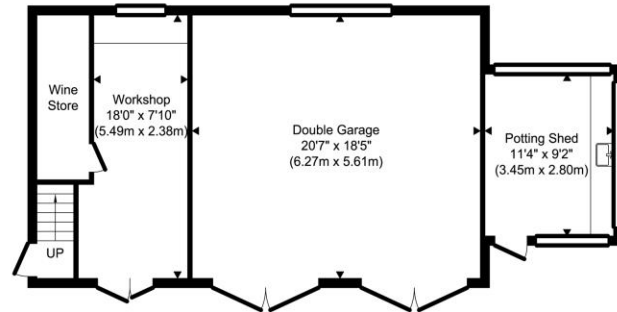
WHAT3WORDS: ///hunt.sweetened.mimics

VIEWING: Strictly by prior appointment only through DAVID BURR.

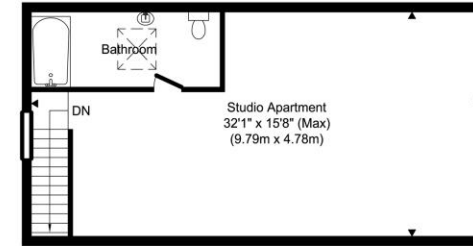
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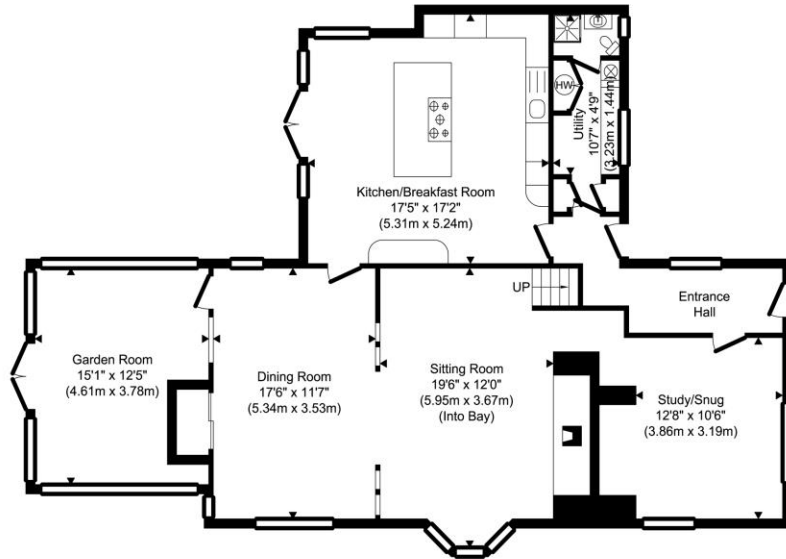
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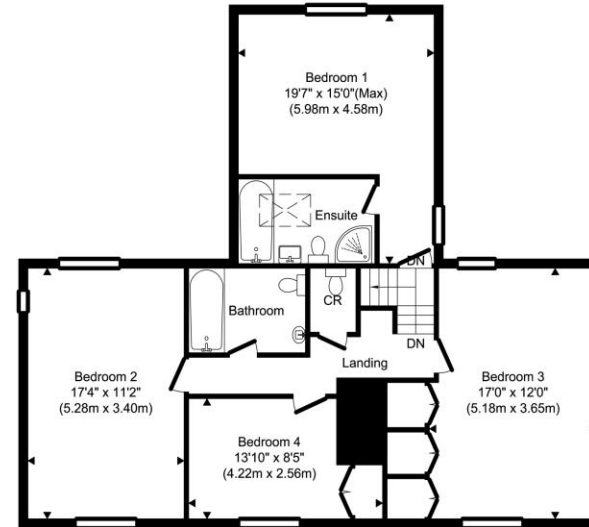
Outbuilding Ground Floor
Approximate Floor Area
690.39 sq. ft.
(64.14 sq. m)



Outbuilding First Floor
Approximate Floor Area
503.64 sq. ft.
(46.79 sq. m)



Ground Floor
Approximate Floor Area
1294.03 sq. ft.
(120.22 sq. m)



First Floor
Approximate Floor Area
960.14 sq. ft.
(89.20 sq. m)

TOTAL APPROX. FLOOR AREA 3448.21SQ.FT. (320.35 SQ.M.)
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