



**The Snevaels, Lower Street,  
Stanstead, Suffolk**

**DAVID  
BURR**



# THE SNEVAELS, LOWER STREET, STANSTEAD, SUFFOLK, CO10 9AH

Stanstead is a pretty village with a thriving community spirit supporting many local clubs, societies and a village hall which operates more as a social club. There is a charming village green to the front of the attractive Parish Church of St. James. Long Melford with its range of day-to-day facilities is about 2 miles away; the market town of Sudbury, with its commuter rail link to London Liverpool Street is about 5 miles distant and the Cathedral town of Bury St Edmunds is some 12 miles north.

A detached house which was formerly the village post office in need of modernisation throughout situated within a well-regarded Suffolk village. The property contains extensive accommodation over two floors including three receptions, a kitchen/breakfast room, utility and boot room. Four bedrooms are served by a family bathroom with an additional reception room on the first floor. Outside the property benefits from extensive grounds including formal gardens and fenced paddocks with a triple stable block, garage and assortment of useful outbuildings. **In all about 1.85 acres (sts).**

## An detached four bedroom unlisted village house with extensive gardens and paddocks measuring approx. 1.85 acres (sts)

Entrance door leading to:-

**Hallway:** With staircase rising to first floor and doors leading to:-

**SITTING ROOM:** With a central feature fireplace and window overlooking the driveway.

**KITCHEN/BREAKFAST ROOM:** Finished with a matching range of base and wall level units with wood effect worksurfaces incorporating a four-ring Hotpoint hob with Cooke and Lewis extractor fan over and a stainless-steel sink with mixer tap above and drainer to side. Integrated Belling double oven, space for a free-standing refrigerator/freezer and a breakfast bar providing seating. Door leading to:-

**DINING ROOM/ SNUG:** A versatile reception room with exposed pine and a feature fireplace.

**FAMILY ROOM:** A well-proportioned room which was once the village post office and with a useful **STORE** adjacent.

**BOOT ROOM:** With tiled flooring and further space for appliances and a window overlooking the garden. Pine door leading to:-

**Inner Hall:** Providing storage and an opening leading to:-

**WORKSHOP:** With power and light connected.

**UTILITY:** With space and plumbing for a washing machine, space for tumble dryer and a butler sink. Also containing the boiler with a door connecting to the hallway to the boot room.

### First Floor

**LANDING:** With a linen cupboard off and doors leading to:-

**BEDROOM 1:** A double bedroom overlooking the street scene.

**BEDROOM 2:** A further double bedroom with a door leading to a lobby (see below).

**BEDROOM 3:** A further double bedroom.

**BEDROOM 4:** A single bedroom with an outlook to the rear.

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**BATHROOM:** Containing a panelled bath with tiled surround and a shower attachment over, WC and a wash hand basin.

**RECEPTION ROOM:** Accessible via steps leading from the lobby off of bedroom 2, a well-proportioned dual aspect reception room with a variety of potential uses.

## Outside

In front of the property is a private driveway providing **OFF-ROAD PARKING** which in turn leads onto a **GARAGE**.

To the side of the property a gateway leads through to the rear garden which contains an area of lawn enclosed by fencing with a number of flowerbeds. Off of the garden is a useful:-

**WORKSHOP:** With power and light connected and providing plenty of storage.

Also accessible from the garden is a:-

**GARDEN STORE:** With a stable door and in need of modernisation.

Gates lead from the formal gardens into a grass meadow which contains a **TRIPLE STABLE BLOCK**. Two further enclosed fenced paddocks will cater to buyers wishing to keep horses, ponies or livestock.

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

## AGENT'S NOTES

The property benefits from a right-of way over land belonging to a third party which provides a field access. For further information please contact the office.

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

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**COUNCIL TAX BAND:** E

**TENURE:** Freehold

**CONSTRUCTION TYPE:** TBC

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. **Speed:** up to 80 mbps download, up to 20 mbps upload

**Phone signal:** EE.

**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/>.

**WHAT3WORDS:** topped.instructs.value

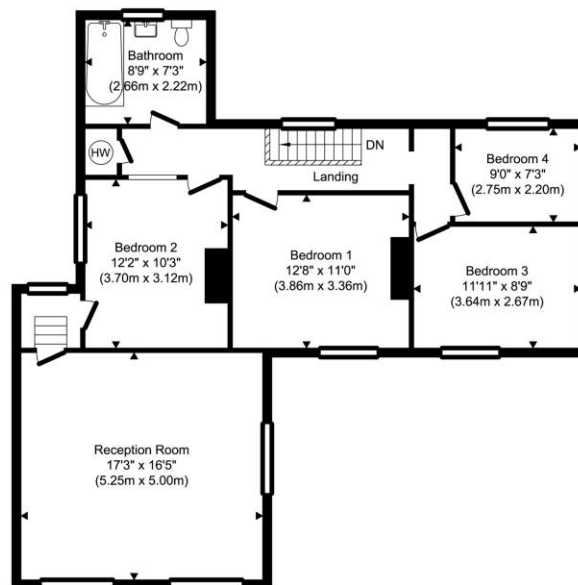
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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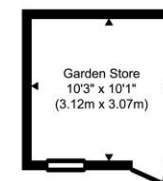
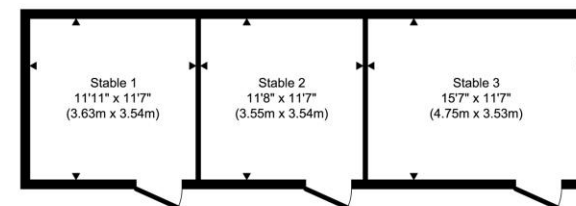
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Ground Floor  
Approximate Floor Area  
1452.15 sq. ft.  
(134.91 sq. m)



First Floor  
Approximate Floor Area  
937.32 sq. ft.  
(87.08 sq. m)



Outbuildings  
Approximate Floor Area  
565.21 sq. ft.  
(52.51 sq. m)

TOTAL APPROX. FLOOR AREA 2954.69 SQ.FT. (274.50 SQ.M.)  
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