



DAVID
BURR

Mayland, The Street,
Shimpling, Suffolk



Shimpling is a popular village full of interesting cottages and period houses, many of which were built in the 19th Century by Thomas Halifax, a wealthy London banker and great benefactor of Shimpling. There is a thriving village pub, social club and Parish Church with All Saints Primary School located in Lawshall approximately 2.5 miles distant. The Cathedral town of Bury St Edmunds (9 miles) and the market town of Sudbury (8 miles) both provide an extensive range of amenities, schooling for all ages and the latter, a commuter rail link to London's Liverpool Street Station.

A substantial detached house situated within a highly regarded and picturesque village. The property contains contemporary accommodation arranged over two levels which includes an entrance hall, a sitting room and study/play area adjacent, a kitchen/dining room and a garden room. A total of five bedrooms are arranged over both the ground and first floors which are served by two bath/shower rooms and a further cloakroom. There is the additional benefit of a utility area and plenty of storage throughout including a substantial loft room offering the potential for further conversion into additional accommodation if required. The property benefits from extensive off-road parking for numerous vehicles and a private enclosed garden with summerhouse to the rear.

A five-bedroom detached house situated in a highly regarded village.

Front door leading to:

ENTRANCE HALL: With tiled flooring, staircase rising to first floor with useful cupboard beneath and doors leading to:-

SITTING ROOM: A well-proportioned room with plenty of space for seating and a central exposed brick chimney breast with oak bressumer beam and inset wood burning stove situated on a tiled hearth. Double doors opening into the garden room and further opening into:-

STUDY/PLAYROOM: A versatile area semi-open-plan to the sitting room and with an outlook over the driveway.

KITCHEN/DINING ROOM: Particularly spacious and with ample room for a large dining table and chairs and bespoke fitted window seating. The kitchen contains a matching range of base and wall level units with worksurfaces incorporating a sink with mixer tap above and drainer to side. Space for a free-standing range cooker with integrated extractor fan and tiled splashback over. Space for an American style refrigerator/freezer and space and plumbing for a dishwasher. Plenty of storage including a pantry cupboard and further work surface with various electrical points and display cabinets. Large window allowing for plenty of light to both the front and rear.

Inner Hall: With doors leading to:-

BEDROOM 1: A well-proportioned double room with a view over the garden and a range of floor-to-ceiling fitted wardrobes with inset shelving and hanging rails.

BEDROOM 2: A further double bedroom with a range of floor-to-ceiling fitted storage and a large window overlooking the driveway.

BEDROOM 4: A versatile room currently used as a children's bedroom.

BATHROOM: Containing a bath with shower and mixer tap over, wash hand basin with recessed shelving. A WC with further wash hand basin is situated adjacent.

UTILITY: With space and plumbing for a washing machine and stacked tumble dryer over and a further range of base and wall level units with a work surface incorporating a stainless-steel sink with mixer tap. Wall mounted display shelving and a uPVC double door opening into the:-

GARDEN ROOM: With a variety of potential uses, currently used as a family room and with double doors opening onto the garden.

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CLOAKROOM: With tiled flooring and partially tiled walls and containing a WC, wash hand basin with storage below and a chrome heated towel rail.

First Floor

LANDING: With doors leading to:-

BEDROOM 3: A well-proportioned double room with two fitted wardrobes off.

BEDROOM 5: Currently used as a study but with the clear potential to be used as a fifth bedroom and with an outlook over the garden.

SHOWER ROOM: With a tiled shower cubicle and glass screen, W.C. and wash hand basin.

LOFT ROOM/STORE: Providing extensive storage and also offering the potential to convert into additional accommodation subject to any necessary consents.

Outside

To the front of the property is a generous pebbled driveway providing extensive **OFF-ROAD PARKING** for numerous vehicles behind double five-bar gates.

To the rear of the property is a private enclosed garden with an expanse of lawn and an attractive **SUMMERHOUSE** with decking and covered seating. There is a further area of hardstanding containing a **STORAGE SHED**.

SERVICES: Main water, drainage and electricity are connected. Oil fired heating by radiators. Electric underfloor heating to both the ground and first floor bath/shower rooms. **NOTE:** None of these services have been tested by the agent.

AGENT'S NOTES

The property benefits from solar panels installed in February 2024 which greatly reduced the running costs of the property.

EPC RATING: Band D – 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

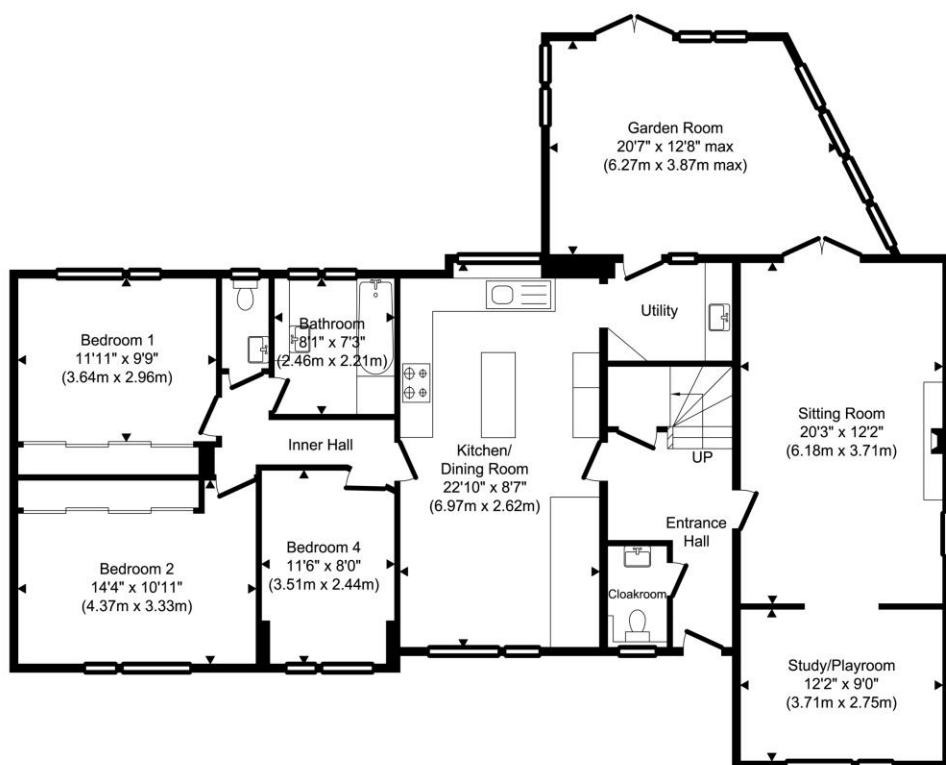
CONSTRUCTION TYPE: Brick

WHAT3WORDS: defended.ambushes.bronzer

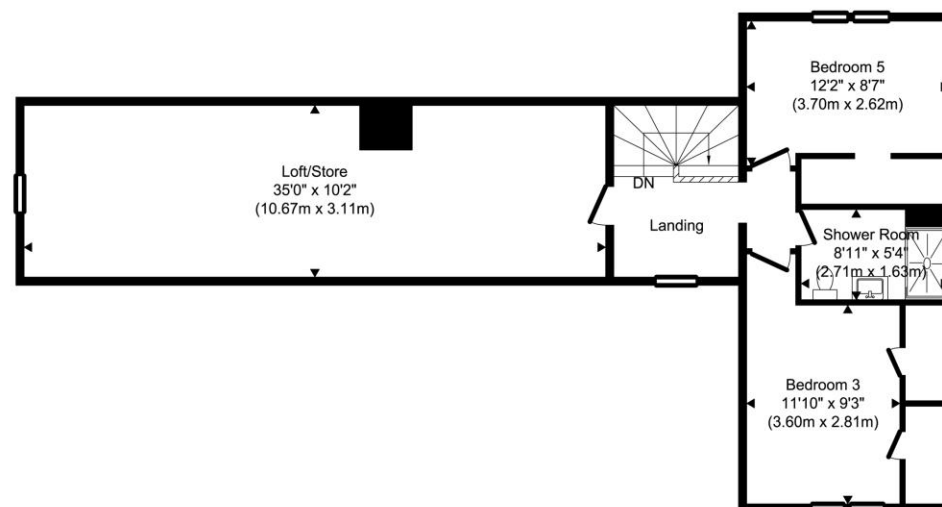
VIEWING: Strictly by prior appointment only through DAVID BURR.

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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Floor One
Approximate Floor Area
1583.15 sq. ft.
(147.08 sq. m)



Floor Two
Approximate Floor Area
793.08 sq. ft.
(73.68 sq. m)

TOTAL APPROX. FLOOR AREA 2376.24 SQ.FT. (220.76 SQ.M.)
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