



DAVID
BURR

Ruffles, The Street,
Shimpling Suffolk



RUFFLES, THE STREET, SHIMPLING, BURY ST EDMUNDS, SUFFOLK, IP29 4HS

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 charming brick and flint Victorian detached house situated in a picturesque and highly regarded Suffolk village. The property is thought to date back to around 1870 and displays characterful features including exposed timbers and brickwork. Accommodation is arranged over two levels and includes a sitting room, a dining room and an AGA kitchen/breakfast room together with a flexible snug/annexe with ground floor shower room catering for those with a need for ground floor living. Also on the ground floor is a utility/boot room and cloakroom whilst upstairs are four well-proportioned bedrooms (master with en-suite) and a family bathroom. Outside, the property benefits from extensive off-road parking, a useful outbuilding with carport/lean-to the rear and further garden store and generous gardens to the front and rear.

A four-bedroom brick and flint detached Victorian house with useful outbuildings in a highly regarded Suffolk village.

Front door leading to:-

ENTRANCE HALL: With staircase rising to first floor, space for coats and shoes and doors leading to:-

SITTING ROOM: A well-proportioned dual aspect reception room with exposed timbers and a fine outlook over both the front and rear gardens. Central fireplace with brick surround and inset wood burning stove. Plenty of space for seating and floor-to-ceiling glass panel sliding door opening onto terracing in the rear garden.

DINING ROOM: A characterful area with ample room for a large dining table and chairs, exposed timbers and a pretty view over the front garden. Opening leading to:-

AGA KITCHEN/BREAKFAST ROOM: With a light and open layout, tiled flooring and a matching range of base and wall level solid wooden units with worksurfaces incorporating a ceramic one-and-a-half sink with mixer tap above and a drainer to side. Oil fired AGA Range cooker with twin warming plates and wood overmantel and space for various appliances including a further free-standing cooker with extractor fan over, refrigerator and space and plumbing

for a dishwasher. Fitted breakfast bar with space for seating, large **PANTRY CUPBOARD** off and a further dresser unit with display cabinets, wine rack and additional storage.

UTILITY/BOOT ROOM: With a continuation of tiled flooring and a door opening onto a side access. Space and plumbing for washing machine, space for tumble dryer and space for a refrigerator. Further wall mounted cabinets and double doors opening onto a large storage cupboard off.

CLOAKROOM: With tiled flooring and containing a WC.

Inner Hall: Benefiting from its own front door, this section of the property offers the potential to be converted into self-contained ground floor annexe accommodation. Airing cupboard off and doors leading to:-

SNUG/ANNEXE: Offering the potential to be used as an open-plan sitting room/bedroom but currently in use as a further reception room with an attractive exposed red brick chimney breast with oak bressumer beam and two sets of double doors opening onto terracing.

SHOWER ROOM: Containing a tiled shower cubicle, WC and a pedestal wash hand basin and with a boiler cupboard off.

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First Floor

LANDING: With access to loft storage space, large airing cupboard with fitted shelving off and doors leading to:-

BEDROOM 1: A particularly well-proportioned double bedroom with a lovely view over the property's substantial front garden and with a range of fitted wardrobes with inset shelving and hanging rails. Thumb latch door leading to:-

EN-SUITE: Containing a bath with mixer tap and shower over, WC and vanity suite with mirror and fitted lighting and shaving point over.

BEDROOM 2: A double bedroom with an outlook over the rear garden and containing a vanity suite wash hand basin.

BEDROOM 3: An ideal guest bedroom with an outlook over the front garden and a double wardrobe off.

BEDROOM 4: Currently utilised as a study but with the clear potential to be used as a further bedroom as required and with a further range of storage.

BATHROOM: Containing a corner bath with mixer tap and shower attachment over, WC and a pedestal wash hand basin. Corner shower with tiled surround and glass sliding doors.

Outside

The property is set nicely back from the lane and is accessible through a five-bar gate and a private driveway which expands onto an area of parking. Parking is arranged around a central detached **BARN/OUTBUILDING** with an area of hardstanding and a **LEAN-TO/CARPORT** to the rear.

BARN: A particularly useful outbuilding with a vaulted ceiling providing extensive storage with the additional benefit of power and light connected. Currently utilised as a workshop and with an internal staircase leading to further substantial storage above.

Situated to the rear of the plot is a further useful:-

GARDEN STORE: Of quality timber construction with double doors and paved hardstanding within and offering the potential to be used in a variety of ways.

The property's rear garden surrounds the driveway with areas of lawn which abut open farmland to the rear and a colourful variety of flowers, mature plants and hedging and a stone paved terrace adjacent to the property itself.

In front of the property is a substantial garden with a lovely expanse of lawn, mature copper beech hedging and a pathway leading up to the front door with a further terrace.

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

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:** F.

TENURE: Freehold

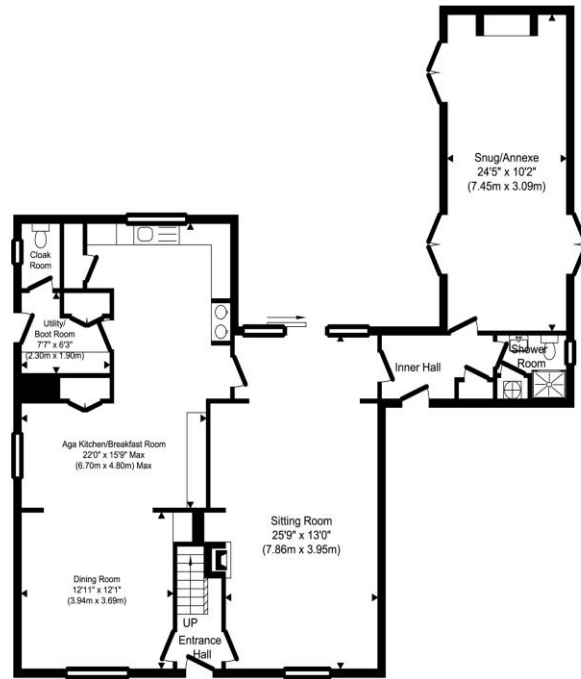
CONSTRUCTION TYPE: Brick

WHAT3WORDS: condense.surging.formless

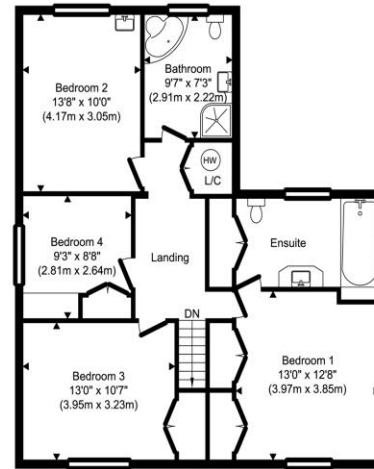
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

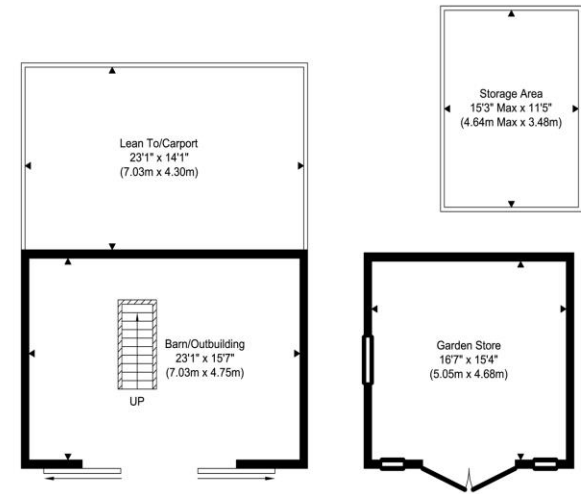
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Ground Floor
Approximate Floor Area
1266.48 sq. ft.
(117.66 sq. m)



First Floor
Approximate Floor Area
866.38 sq. ft.
(80.49 sq. m)



Outbuildings
Approximate Floor Area
1137.63 sq. ft.
(105.69 sq. m)

TOTAL APPROX. FLOOR AREA 3270.50 SQ.FT. (303.84 SQ.M.)
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