



Little Chadacre Farm Cottage
Little Chadacre, Shimpling, Suffolk

**DAVID
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Little Chadacre Farm Cottage, Shimpling, Suffolk, IP29 4HL

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 unlisted character house situated in a semi-rural position on the edge of a highly regarded village. The property contains bright and well-proportioned accommodation which has been recently extended by the current owners. On the ground floor plenty of living space comprises an open plan kitchen/dining room, a living room and a sitting room, together with a ground floor cloakroom and utility cupboard. On the first floor are three double bedrooms (one with en-suite) and a family bathroom. Outside to the front of the property is a private driveway providing plenty of off-road parking together with a private enclosed south-west facing garden.

A three-bedroom, two-bathroom unlisted characterful cottage with south-west facing garden

Front door leading to:

ENTRANCE HALL With limestone flooring and partially tongue and groove panelled walls and a thumb latch door leading to:-

KITCHEN/DINING ROOM: An attractive and particularly bright open-plan area with plenty of space for a large dining table and chairs adjacent to a mellow red brick chimney breast with bespoke fitted shelving within. Solid oak flooring and a partially vaulted ceiling and with a matching range of base and wall level solid wood cabinets with quartz work surfaces incorporating a double Perrin & Rowe ceramic sink with mixer tap above and drainer to side. A range of integrated appliances include a Bosch dishwasher and a Fisher & Paykel coffee machine. Space and plumbing for a freestanding American-style refrigerator/freezer and for a range cooker with quartz splashback with extraction above. Double doors open onto the garden and an opening to the side of the chimney breast leads into:-

LIVING ROOM: With a continuation of solid oak flooring and a wood-burning stove situated on a slate hearth. Door leading into the inner hallway

and a further door opening onto the gardens. Thumb latch door leading into:-

SITTING ROOM: A characterful room with exposed timbers across the ceiling, double glazed window with a view over the garden and a wood-burning stove situated on a brick hearth.

CLOAKROOM: Well-finished with tongue and groove panelled walls, WC and a vanity wash hand basin. Further space for coats and shoes.

UTILITY CUPBOARD: Accessible via a thumb latch door from the entrance lobby and with space and plumbing for a washing machine, space for tumbler dryer and further storage.

INNER HALL: With staircase rising to first floor.

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First Floor

LANDING: With a useful storage cupboard and airing cupboard off and Suffolk thumb latch doors leading to:-

BEDROOM 1: A well-proportioned dual-aspect double bedroom with a range of fitted wardrobes and a thumb latch door leading to:-

EN-SUITE: With tiled flooring and walls and a tiled shower cubicle with rainfall-style showerhead, additional attachment below and glass folding screen door. WC, wash hand basin and a chrome heated towel rail.

BEDROOM 2: A double bedroom with an outlook over the garden and a fitted wardrobe off.

BEDROOM 3: A further double bedroom with exposed timbers and an outlook over the garden.

BATHROOM: With tiled flooring and containing a freestanding rolled top bath with claw and ball feet, mixer tap and shower attachment over. Traditional style WC, Savoy pedestal wash hand basin and a full height chrome heated towel rail.

Outside

In front of the property is a private gravel driveway accessible through a five-bar gate which provides **OFF-ROAD PARKING** for around four vehicles.

The property's gardens are particularly private and enclosed by fencing and mature hedging to ensure a high degree of privacy. An expanse of lawn is bordered by flower beds and continue around the property with three useful timber storage sheds and a discreet area of storage on the other side of the house.

Agent's Notes

The property is unlisted and thought to date back to approximately 1760.

SERVICES: Main water and drainage. Main electricity connected. Oil fired heating by radiators. Underfloor heating throughout the kitchen/dining room. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band F – 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: C

TENURE: Freehold

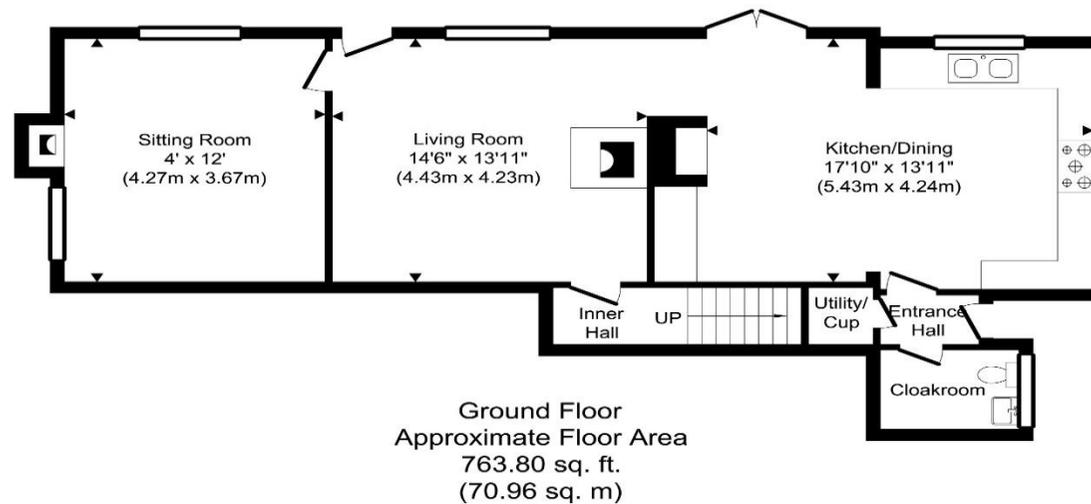
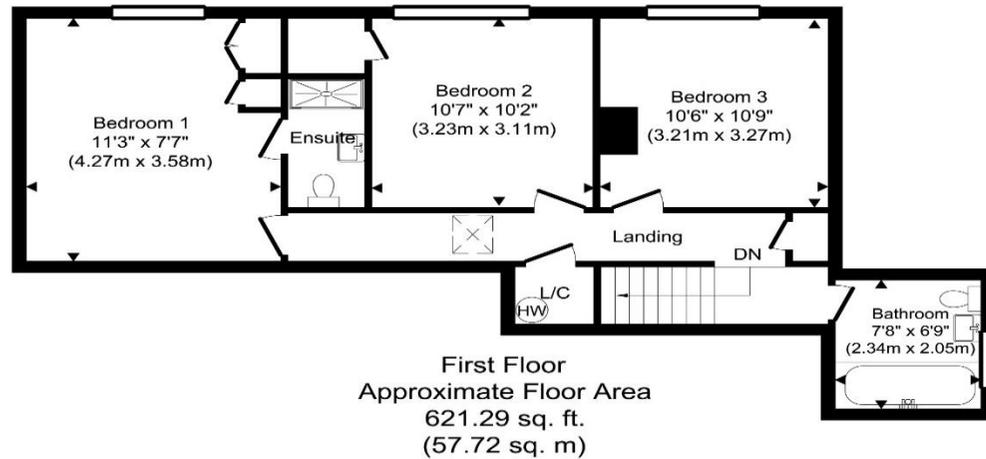
CONSTRUCTION TYPE: Brick

WHAT3WORDS: heats.uncle.reclusive

VIEWING: Strictly by prior appointment only through DAVID BURR.

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TOTAL APPROX. FLOOR AREA 1385.10 SQ.FT. (128.68 SQ.M.)

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