



DAVID  
BURR

Serenity House and Cottages, Brook Street,  
Glemsford, Suffolk



# SERENITY HOUSE, BROOK STREET, GLEMSFORD, SUDBURY, SUFFOLK, CO10 7PL

Glemsford is a popular village situated to the West of Long Melford. The village offers many amenities including a school, doctors surgery, public transport facilities and has a selection of shops and public houses. Surrounded by open countryside and farmland, the village is conveniently situated for Long Melford, Sudbury with its commuter rail link to London Liverpool Street (about 7 miles) and Bury St Edmunds to the north (about 12 miles).

**A substantial village home of considerable character and standing, once a public house and latterly a B&B, now with planning permission for use as a fully residential dwelling with three self contained annexes offering generous living accommodation set within well-kept grounds measuring approx. 0.38 acres (sts).**

A charming former coaching inn which has undergone an impressive transformation during the current owners' tenure into substantial living accommodation and three self-contained cottages/annexes totalling 5261 square ft. Set on the edge of the village with many countryside walks from the door, the property displays numerous original period features including exposed timbers, fireplaces, sash windows and exposed brickwork. Upstairs the main dwelling offers a generous eight/nine bedrooms (master with en-suite), bathroom and two shower rooms. A further bedroom and ensuite can be found on the ground floor along with a substantial drawing room, a kitchen/breakfast room, sitting room, utility and ground floor cloakroom. In addition to the main house, three self-contained dwellings provide additional accommodation which would cater beautifully to buyers with a need for a multi-generational living arrangement. 'Stable cottage' is a beautifully presented two bedroom semi-detached cottage with a sitting room, kitchen/dining room, shower room and two double bedrooms. 'The Coach House' is a charming first floor apartment with an open plan kitchen/dining/living room, two bedrooms and a shower room while 'The Wash House' is a one bedroom single storey weatherboarded property with a kitchen/dining room, bedroom and shower room. The property's gardens are extensive and contain sweeping lawns, productive vegetable beds, a children's play area and a duck pond. In front of the property is a large gravel driveway which provides ample off-road parking for numerous vehicles and leads onto a sheltered car port. Further useful outbuildings include a workshop, garden store, greenhouses, a polytunnel and a cellar with further conversion potential. **In all about 0.38 acres (sts).**

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## ACCOMMODATION SCHEDULE

**DINING ROOM:** 24'11" x 9'8" (7.59m x 2.95m)  
**DRAWING ROOM:** 19'7" x 14'7" (5.97m x 4.45m)  
**SITTING ROOM:** 15'4" x 14'4" (4.67m x 4.37m)  
**KITCHEN/BREAKFAST ROOM:** 17'8" x 14'10" (5.38m x 4.52m)  
**UTILITY ROOM:** 14'9" x 10'6" (4.50m x 3.20m)  
**CLOAKROOM**  
**BEDROOM 6:** 13'11" x 11'8" (4.24m x 3.56m)  
**EN SUITE**

### First Floor

**MASTER BEDROOM:** 15'10" x 13'0" (4.83m x 3.96m)  
**BEDROOM 2:** 11'6" x 7'11" (3.51m x 2.41m)  
**BEDROOM 3:** 11'10" x 7'3" (3.61m x 2.21m)  
**BEDROOM 4:** 8'6" x 6'7" (2.59m x 2.01m)  
**BEDROOM 5:** 8'6" x 8'6" (2.59m x 2.59m)

### BATHROOM

### STORE ROOM

**BEDROOM 7:** 12'10" x 12'10" (3.91m x 3.91m)  
**BEDROOM 8:** 15'9" x 13'9" (4.80m x 4.19m)  
**BEDROOM 9:** 13'2" x 8'4" (4.01m x 2.54m)  
**SHOWER ROOM 1**  
**SHOWER ROOM 2**

### Outside

**WORKSHOP:** 21'4" x 14'5" (6.50m x 4.39m)  
**GARDEN STORE:** 19'4" x 6'11" (5.89m x 2.11m)

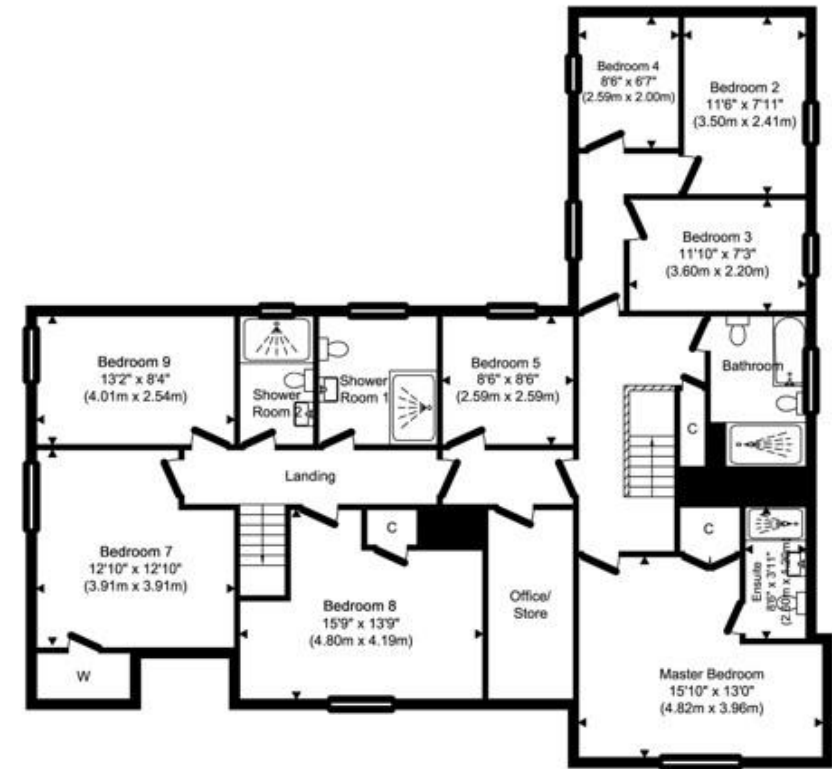
**SERVICES:** Main water and drainage. Main electricity connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.



# SERENITY HOUSE, BROOK STREET, GLEMSFORD, SUDBURY, SUFFOLK, CO10 7PL



Ground Floor  
Approximate Floor Area  
1980.02 sq. ft.  
(183.95 sq. m)



First Floor  
Approximate Floor Area  
1561.30 sq. ft.  
(145.05 sq. m)











# SERENITY HOUSE, BROOK STREET, GLEMSFORD, SUDBURY, SUFFOLK, CO10 7PL

## STABLE COTTAGE

Stable Cottage is a beautifully presented two-bedroom semi-detached cottage with sitting room, kitchen/dining room and ground floor shower room with two double bedrooms found to the first floor.

**KITCHEN/DINING ROOM:** 18'0" > 13'9" x 13'5" (5.49m > 4.19m x 4.09m) **BEDROOM 1:** 11'4" x 10'3" (3.45m x 3.12m)

**BEDROOM 2:** 13'3" x 7'10" (4.04m x 2.39m)

**SITTING ROOM:** 13'4" x 11'2" (4.06m x 3.40m)

**SHOWER ROOM**

## THE COACH HOUSE

Situated on the first floor, the coach house has its own private front door with staircase leading to it with initial large open-plan kitchen/dining/living space with corridor leading to two double bedrooms and family bathroom.

**KITCHEN/LIVING ROOM:** 23'5" x 13'5" (7.14m x 4.09m)

**BEDROOM 1:** 13'5" x 9'6" (4.09m x 2.90m)

**SHOWER ROOM**

**BEDROOM 2:** 10'0" x 9'10" (3.05m x 3.00m)

## THE WASH HOUSE

The Wash House is set back within the grounds with initial open-plan kitchen/dining/living space with doors leading to a double bedroom and en-suite shower room beyond.

**KITCHEN/LIVING ROOM:** 12'7" x 10'10" (3.84m x 3.30m)

**SHOWER ROOM**

**BEDROOM 1:** 10'4" x 10'2" (3.15m x 3.10m)

## AGENT'S NOTES

Planning permission has been obtained for the use of the property as a single residential dwelling and therefore a residential mortgage should be available to buyers wishing to raise finance in order to proceed with the purchase. For further information search Babergh District Council planning portal using reference number DC/25/02515

The property is Grade II listed and is situated in a conservation area.

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

**COUNCIL TAX BAND:** Please call the office for details.

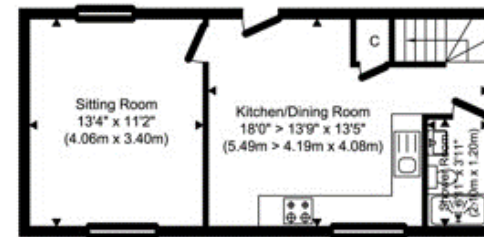
**TENURE:** Freehold

# SERENITY HOUSE, BROOK STREET, GLEMSFORD, SUDBURY, SUFFOLK, CO10 7PL

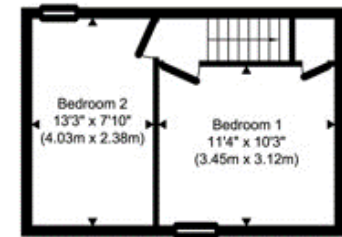
**WHAT3WORDS:** ///acid.profit.ed.film

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

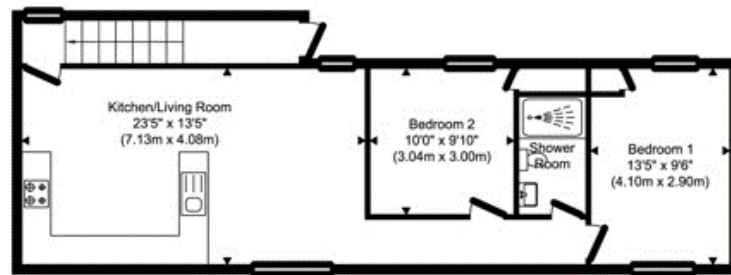
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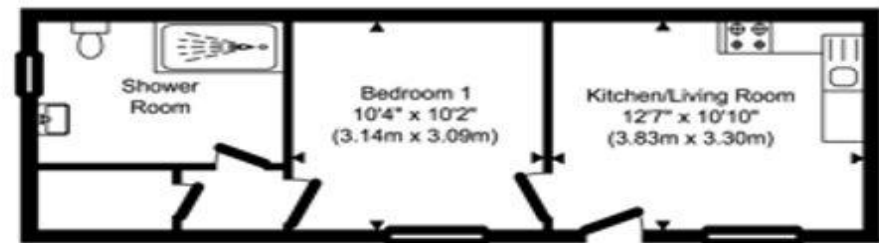
Stable Cottage  
Ground Floor  
Approximate Floor Area  
392.77 sq. ft.  
(36.49 sq. m)



Stable Cottage  
First Floor  
Approximate Floor Area  
259.08 sq. ft.  
(24.07 sq. m)



The Coach House  
Approximate Floor Area  
707.61 sq. ft.  
(65.74 sq. m)



The Wash House  
Approximate Floor Area  
360.26 sq. ft.  
(33.47 sq. m)



