



**Cobwebs, 81 Egremont Street,
Glemsford, Suffolk**

DAVID
BURR



Cobwebs, 81 Egremont Street, Glemsford, Sudbury, Suffolk, CO10 7SA

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 charming unlisted detached character cottage situated in a highly regarded and well-served Suffolk village. The property contains numerous original features including exposed timbers and brick work, leaded light windows and an inglenook fireplace. Accommodation is arranged over two levels which includes a particularly impressive sitting/dining room, a kitchen with space for a range cooker and a recently installed ground floor shower room. On the first floor, there are three bedrooms, one of which benefits from an en-suite cloakroom. Outside, the property contains plenty of off-street parking as well as useful outbuildings including a garage/utility/workshop and summer house and an east facing garden with various sunny terraces.

A three bedroom detached unlisted character cottage with a charming cottage garden, ample parking and garage.

Solid oak door with traditional ironmongery leading to:

KITCHEN: With travertine flooring and containing a matching range of base and wall level units with solid wood work surfaces incorporating a butler sink with mixer tap above and drainer to side. Space for a free-standing range cooker with tiled splashback and extractor above and with space for free-standing appliances including a refrigerator, slimline dishwasher and with plenty of storage. Oak stud work leading into:

INNER HALL: Which could function nicely as an extension of the kitchen and which also contains the original front door. Exposed timbers, space for coats and shoes and attractive exposed mellow red brick. Thumb latch door leading into:

SITTING/DINING ROOM: With a wealth of original characterful features including exposed timbers across the ceiling and walls and leaded light windows on each side. Plenty of space for seating arranged around a multi-fuel burning stove, situated on a brick hearth with an oak bressummer beam and exposed brick chimney breast. Further room for a large dining table and chairs and with a staircase rising to the first floor.

SHOWER ROOM: Recently fitted to a high standard and with a large corner shower with rainfall style shower head, additional attachment below and glass screen doors. WC, vanity suite, chrome heated towel rail and a leaded light window.

First floor

LANDING: With exposed timbers, useful wardrobe/cupboard off and with thumb latch doors leading to:

BEDROOM ONE: An attractive double bedroom with leaded light windows and exposed timbers.

BEDROOM TWO: A double bedroom with exposed timbers, leaded light window and a thumb latch door leading to:

EN-SUITE CLOAKROOM: With tiled flooring and containing a WC and a vanity suite wash hand basin.

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BEDROOM THREE: Currently utilised as a study but which could clearly support a double bed, if required, with exposed timbers and a leaded light window. Access to roof storage space.

Outside

To the front of the property is a private driveway which provide plenty of off-street parking and stands adjacent to an attractive cottage garden enclosed by low level mellow red brick wall and containing a mature quince tree. To the rear of the driveway is a useful log/bin store adjacent to which stands:

GARAGE/UTILITY/WORKSHOP: With timber double doors, light and power connected and with space and plumbing for a washing machine and tumble dryer and a stainless steel sink. Arranged into two sections and also providing ample workshop space to the rear.

The property's rear garden has been beautifully landscaped with a brick terrace which includes a large raised brick koi carp pond beneath a timber pergola covered by a mature wisteria. An expanse of lawn contains a greenhouse with a further raised decked terrace, which is ideally placed to receive the last of the afternoon sun. Further benefits include a summer house/workshop, with light and power connected and with a number of fruit trees including an Egremont russet, fruiting cherry and further apple tree. There are discrete areas of storage to the side of the property and garage.

AGENTS NOTES

The property is unlisted and thought to date back to about 1650 and stands within the conservation area.

Both the summer house and garage benefit from an upgraded electricity supply.

SERVICES: Mains water, drainage and electricity connected. Gas fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

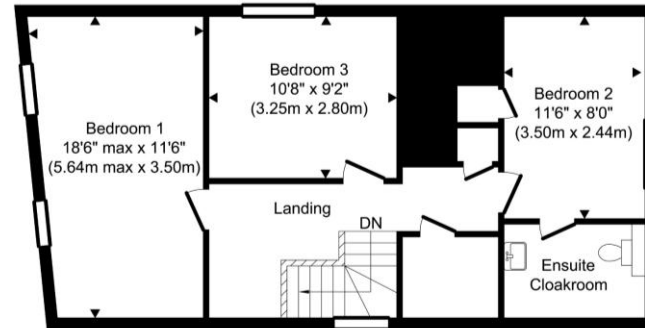
EPC RATING: TBC. A copy of the energy performance certificate is available on request.

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

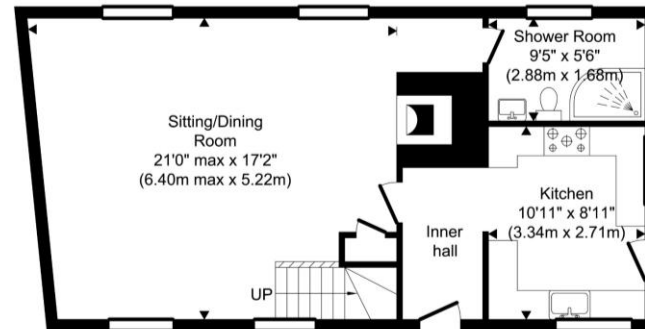
WHAT3WORDS: ///batches.deserved.thumbnail

VIEWING: Strictly by prior appointment only through DAVID BURR.

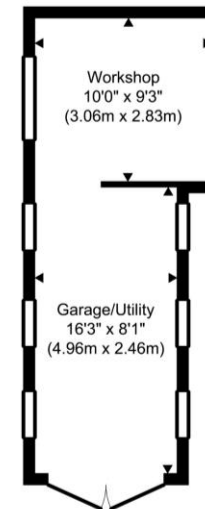
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First Floor
Approximate Floor Area
586.41 sq. ft.
(54.48 sq. m)



Ground Floor
Approximate Floor Area
586.41 sq. ft.
(54.48 sq. m)



Outbuilding
Approximate Floor Area
227.11 sq. ft.
(21.10 sq. m)

TOTAL APPROX. FLOOR AREA 1399.95 SQ.FT. (130.06 SQ.M.)
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