



**Stromness,
Glemsford, Suffolk**

**DAVID
BURR**



Stromness, Skates Hill, Glemsford, Sudbury, Suffolk, CO10 7QT

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).

This spacious three bedroom detached property enjoys wonderful countryside views, sitting within a plot of approximately 0.355 acres, with double garage and barn, providing scope for secondary accommodation and extending, subject to any necessary planning consents.

The Property

You are initially greeted by a welcoming entrance porch with built in coat and shoe cupboard, with oak worktop, leading onto a central hall with staircase leading to the first floor with a large sitting room to the front, enjoying pretty views over the front garden and countryside beyond; with your attention immediately drawn to the brick open fireplace. Moving towards the back of the property, you will find two further reception rooms, being a dining room and snug abutting the rear garden, neighbouring a particularly well-served shaker style kitchen/breakfast room, which enjoys wonderful panoramic views over the rear garden. Neighbouring this, is a rear boot room that leads onto a further utility room and study, with door leading to a rear terrace seating area and further service door providing secondary access to the double garage.

To the first floor, there are three generous sized bedrooms including a large master bedroom with window overlooking the front garden and countryside beyond, with a corner shower and further family bathroom servicing the other two bedrooms.

With the ground floor having been significantly extended, the property offers great scope for extending to two storeys, subject to any necessary planning consents.

Outside

The outside space that accompanies Stromness is one of the property's most attractive features. You are initially greeted by a long shingled driveway, providing ample off-road parking, with wide expanse of lawn and a number of specimen trees and borders offering seasonal colour. The shingle driveway leads onto a double garage, with two up and over doors with light and power connected and service door leading to the property. Double wooden gates to the side leads to a further area of off-road parking and in turn, to a wonderful double height, **timber framed barn** that has been utilised as a further double garage in recent times, however, offers a great opportunity to create **secondary accommodation/annexe** to the main house, subject to any necessary planning consents.

To the immediate rear of the property is a large terraced seating area being a real sun trap throughout the afternoon and a great space for entertaining. This is a very pretty walled garden, with well-stocked colourful borders as well as a number of established trees, shrubs and climbers. In addition to the main garden, a further **meadow** can be found through the back of the plot which has been carefully planted out with a range of specimen trees with hedgerow boundaries and five bar gate leading down onto Lower Road.

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

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EPC RATING: Band – 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.

WHAT3WORDS: ///paid.cubed.union

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Floorplan to be appended

