



DAVID
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FOR SALE
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2 Forge Cottages,
Pentlow, Suffolk

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Pentlow is an attractive rural village dominated by the Rev. Bull's 19th Century tower folly. The market town of Sudbury with its commuter rail link to Liverpool Street is about 5 miles away, whilst Cambridge is about 35 minutes' drive to the west. A range of local amenities including shops, schools and restaurants can also be found in nearby villages Clare and Long Melford.

This charming two bedroom cottage is situated in a picturesque rural setting surround by open countryside with paddocks views to the rear.

The Property

To the ground floor, there is welcoming entrance porch leading onto a kitchen/dining room with a well-served country style kitchen. This leads onto an inner hall with doorway to the downstairs bathroom and onto the sitting room. The sitting room is a wonderfully light room that is vaulted with a glass gable and overlooking the rear garden and French doors leading onto the rear terrace, with a contemporary log burner and internal flue.

To the first floor, there are two double bedrooms, each with a pretty outlook.

Outside

To the front of the property, there is a shingle driveway providing off-road parking.

To the rear is a decking seating area, being a great space for entertaining, accessed via French doors off the sitting room, with a pretty landscape cottage garden beyond. There is a useful storage shed, fenced off vegetable garden with a greenhouse and pretty views over the paddock to the rear.

SERVICES: Mains water and private drainage. Main electricity connected. Electric panel heating by radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band E – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree, Essex, CM7 9HB.

COUNCIL TAX BAND: B

TENURE: Freehold

WHAT3WORDS: ///bookshelf.plugin.seaside

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.

