



Boshula
Hartest, Bury St Edmunds, Suffolk

**DAVID
BURR**



Boshula, The Green, Hartest, Bury St Edmunds, Suffolk, IP29 4DH

Hartest is one of West Suffolk's most favoured villages. The Green, a conservation area, is characterised by its variety of period buildings and amenities include a primary school, a butchers, doctors surgery, pub and village church. The market town of Sudbury with its commuter link to London Liverpool Street is about 10 miles south and the Cathedral town of Bury St Edmunds with its comprehensive amenities, about 9 miles north.

Boshula is a three bedroom cottage displaying an abundance of original period features including exposed timbers and an inglenook fireplace. The property is positioned centrally within one of Suffolk most favoured villages and offers flexible, well-appointed accommodation throughout. Further benefits include 2 en-suite bedrooms and wonderful views over the village green.

A charming cottage with an abundance of character and wonderful views over the village green.

Front door providing access to:

FRONT PORCH: With windows to the side and views over the green.
Door to:

SITTING ROOM: (5.27m x 3.38m) 17'3" x 11'11" A charming room displaying an abundance of character including exposed timbers, studwork and original wattle and daube. An inglenook fireplace with bresummer beam creates the main focal of the room. Brick flooring and storage cupboard. Door to:

KITCHEN/DINING ROOM: (5.33m x 1.85m) 17'5" x 6'10" A beautiful room forming part of a modern extension fitted with a range of matching wall and base units under work preparation surfaces incorporating an inset sink unit with single drainer and mixer tap. Integrated oven and hob. **DINING AREA:** (4.08m x 3.07m) 13'4" x 10'1" An open plan area with French doors opening out onto the rear garden and ceiling windows allowing natural light to flood in. Access to:

UTILITY AREA: With washing machine and tumble dryer.

STUDY: (3.74m x 2.92m) 12'3" x 9'6" With exposed timber and

wonderful views over the village green.

BEDROOM 3: (2.77m x 2.78m) 9'10" x 9'3" With exposed studwork, views over the rear garden and door to:

EN-SUITE: Fitted with a panelled bath, WC, wash hand basin and heated towel rail.

First Floor

LANDING: With storage cupboard and door to:

BEDROOM 1: (4.11m x 3.62m) 13'5" x 11'9" A part vaulted room with built in wardrobes and storage cupboard. Window providing views over the village green. Door to:

PLAYROOM: With views over the rear garden.

BEDROOM 2: (3.74m x 2.92m) 12'3" x 9'6" With exposed timbers, views over the village green and door to:

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EN-SUITE: With shower cubicle, WC, wash hand basin with vanity cupboard beneath and heated towel rail.

Outside

The property abuts the village green creating a feeling of space with arguably one of the prettiest views in Suffolk. The delightful private garden includes a terrace area and open expanses of lawn with established boundaries.

Agents note

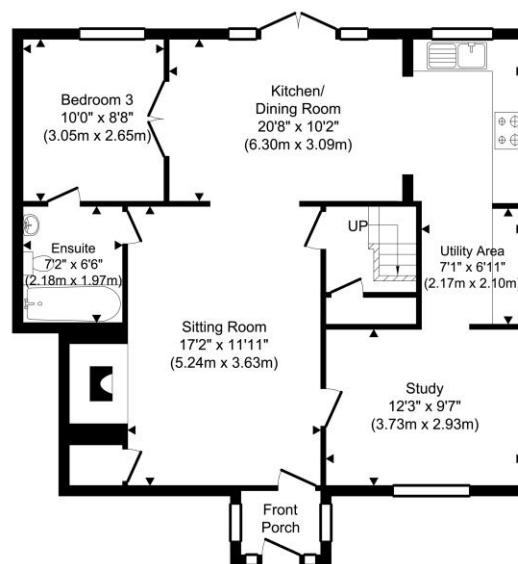
The external photographs are from summer 2023.

Buyers should be aware the wood work and the thatch are not in the same condition as today.

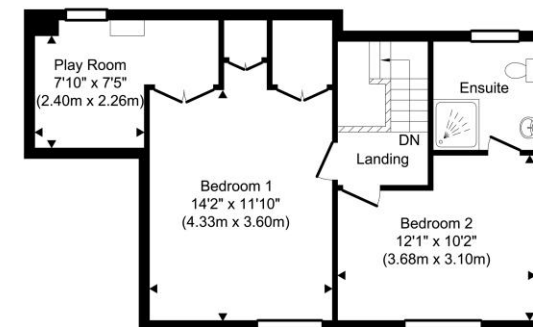
SERVICES: Main water, drainage and electricity are connected. Oil fired heating to radiators. **NOTE:** The services have been tested by professionals.

LOCAL AUTHORITY: Babergh District Council, Corks Lane, Hadleigh, Ipswich, Suffolk, IP7 6SJ (01473 822801)

VIEWING: Strictly by prior appointment only through DAVID BURR



Ground Floor
Approximate Floor Area
842.92 sq. ft.
(78.31 sq. m)



First Floor
Approximate Floor Area
467.58 sq. ft.
(44.52 sq. m)

TOTAL APPROX. FLOOR AREA 1322.13 SQ.FT. (122.83 SQ.M.)
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