



# SUNNYSIDE

Semer | Suffolk



Chapman Stickels





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NO ONWARD CHAIN - A SECLUDED PERIOD HOUSE SET IN 1.25 ACRES OF PRIVATE GARDENS AND GROUNDS TOGETHER WITH GARAGING AND A ONE-BEDROOM ANNEX

#### Main House

- Sitting room • Dining/reception room • Kitchen/breakfast room • Cloakroom •
- Two double bedrooms • Single bedroom • Family bathroom • Off-road parking •
- Double garage • Numerous outbuildings • Gardens and meadowland •
- In all, 1.245 acres •

#### Annexe

- Sitting room/kitchen/breakfast room • Shower room • One double bedroom •

Hadleigh – 2.2 miles / Ipswich – 11 miles / Sudbury – 12.5 miles





### The Property

Discreetly located in the rural parish of Semer, Sunnyside is a detached period house which probably dates from the early 1800s.

Typically of a house of its ilk, the numerous period features are evident, however the house is fortuitously not listed.

To the rear, which is the principal access into the house, a spacious kitchen / breakfast room is fitted with a comprehensive range of units and numerous appliances. Beyond the dining area is the cloak room.

The two reception rooms are also generously proportioned, where the sitting room enjoys views over surrounding countryside and gardens via numerous windows (all windows are double glazed) as well as full height French doors to the rear. The notable feature to the front dining/reception room is the central inglenook fireplace with wood burner.

On the first floor, the accommodation has been reconfigured to provide an impressive rear bedroom which again gives delightful, far-reaching rural views towards Kersey village. The remaining first floor provides two further bedrooms to the front and a modernised family bathroom.

Outside, Sunnyside is accessed via two electrically controlled timber gates which lead onto a driveway, where large areas of shingle providing ample parking for numerous vehicles with an adjacent ornamental fishpond.

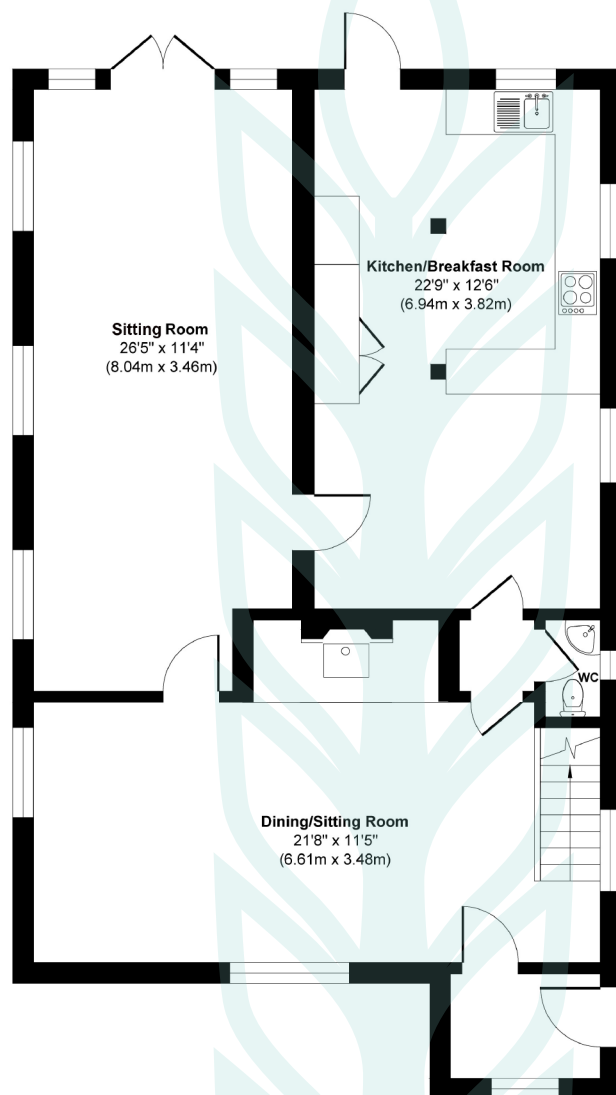
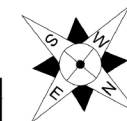
A substantial detached outbuilding forms the double garage to the front, with an attached one-bedroom annex to the rear, comprising an open plan kitchen / sitting room with a double bedroom and shower room.

Beyond the annex (south-west) is an area of lawn flanked by well-established flower and shrub borders. The lawn extends to the west and south, which opens onto a wonderful elevated meadow (about one acre) interspersed with numerous mature fruit trees. The secluded setting has much appeal, which abuts farmland on the entire western boundary. There are numerous seating areas and a large timber cabin/summerhouse. Further timber outbuildings include an array of sheds and stores.

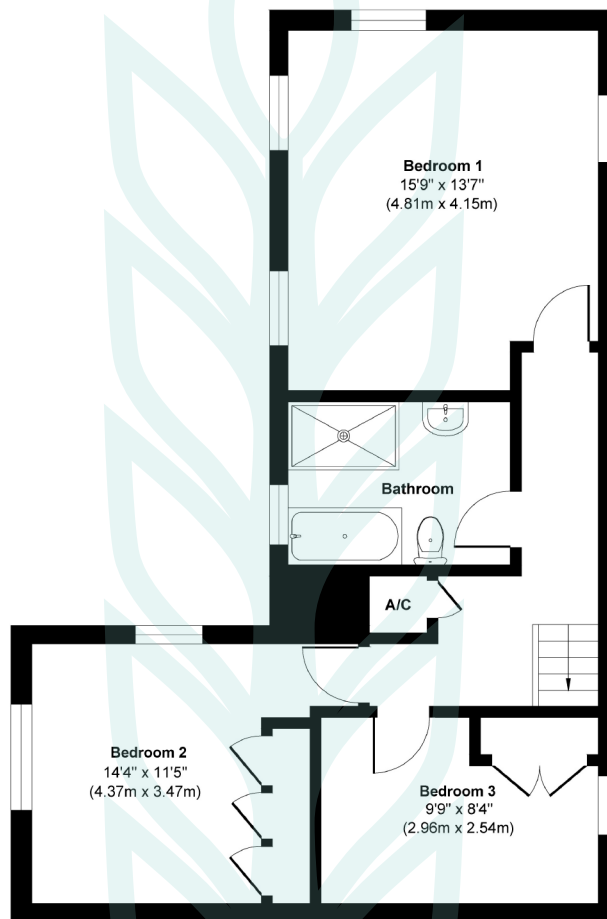




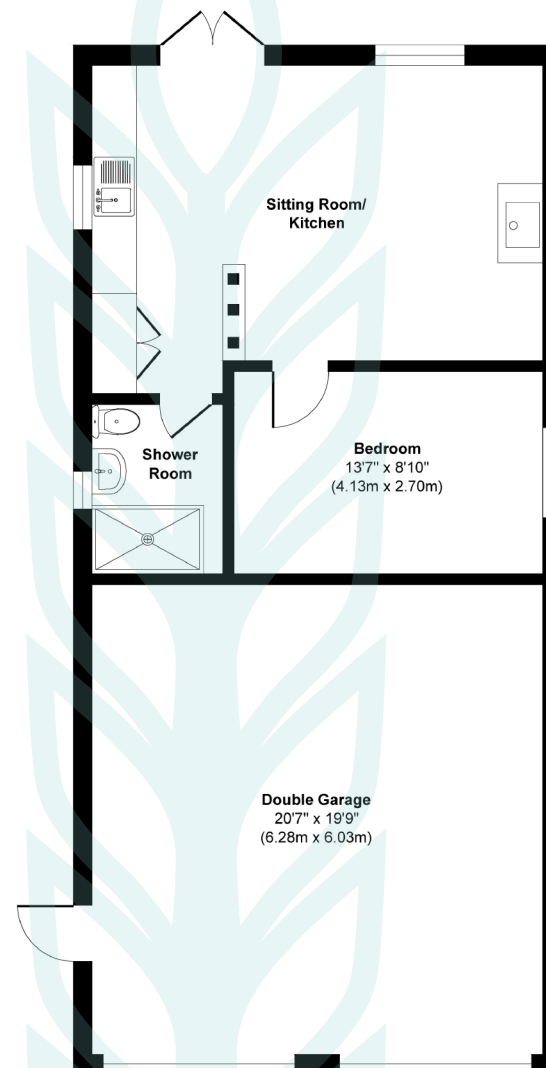
# Sunnyside, Union Hill, Semer, IP7 6HN



Ground Floor  
Approximate Floor Area  
985 sq. ft  
(91.55 sq. m)



First Floor  
Approximate Floor Area  
649 sq. ft  
(60.33 sq. m)



Annex  
Approximate Floor Area  
682 sq. ft  
(40.94 sq. m)

Garage  
Approximate Floor Area  
407 sq. ft  
(37.86 sq. m)

**Approx. Gross Internal Floor Area 1634 sq. ft / 151.88 sq. m**  
**Approx. Gross Internal Garage Area 407 sq. ft / 37.86 sq. m**  
**Approx. Gross Internal Annex Area 440 sq. ft / 40.94 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

## Services

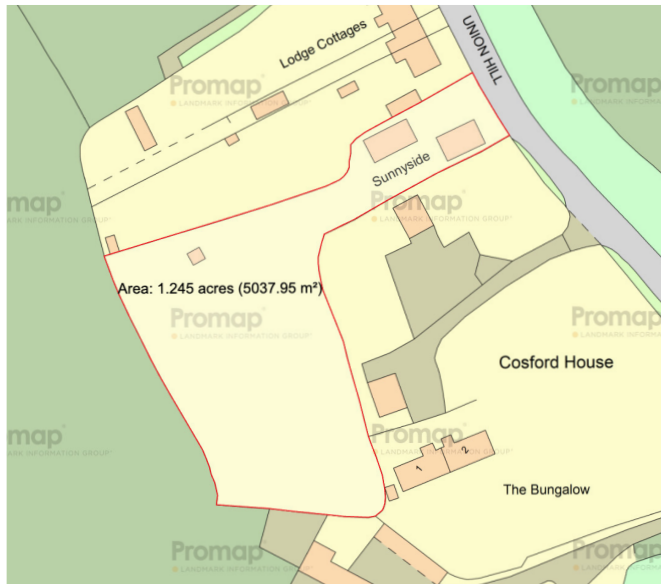
Mains water and electricity are connected. Private drainage via septic tank. Oil fired heating. 10 Photo-voltaics (PV) solar panels fitted to the southern part of the annex roof.

## EPC Rating

Current D (64). Potential A (102).

## Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council  
Band F (2026).



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