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## Barley Cottage

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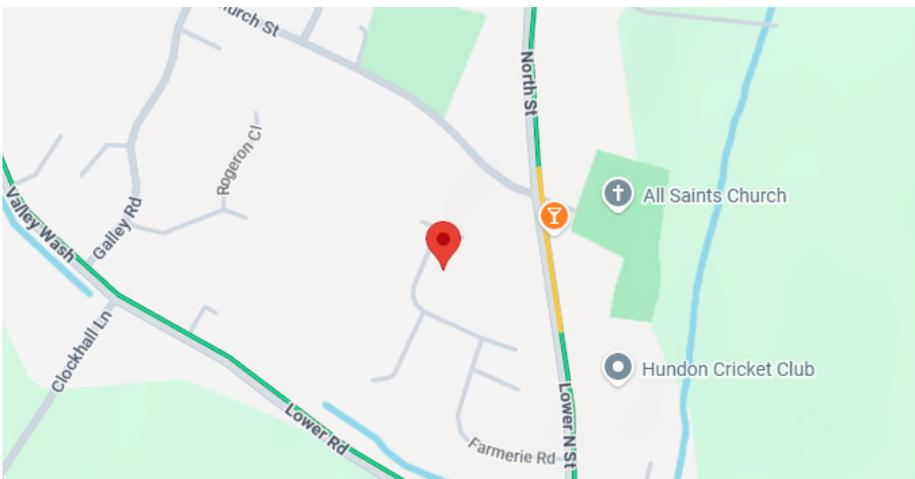
Hundon, Suffolk

# Barley Cottage

Church Street, Hundon, Sudbury, Suffolk CO10 8ER

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Barley Cottage is a charming and beautifully presented two bedroom detached cottage situated in a quiet location within this well served Suffolk village. The property lies within walking distance of the village's main amenities and enjoys off-road parking and attractive gardens.



- A charming and beautifully presented unlisted detached cottage
- Character features to include exposed beams and inglenook fireplace
- Situated in a quiet location within this well served Suffolk village
- Within walking distance of the village's main amenities
- Off-road parking
- Attractive gardens

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## INTERIOR

Entrance into KITCHEN recently refitted with a range of wall and base units under worktop with stainless steel sink and drainer inset and views across the garden. Space and plumbing for an electric cooker, fridge freezer and washing machine. Door to outside. DINING ROOM a charming reception room with exposed beams and studwork, staircase rising to the first floor and plenty of space for a dining table and chairs, opening into the SITTING ROOM another charming reception space with exposed beams, studwork and inglenook fireplace with multi-fuel burning stove and door leading to outside. SHOWER ROOM accessed via a lobby area with a range of fitted shelving comprising a tiled shower cubicle, vanity sink unit with WC and wash hand basin and extensively tiled walls.

### FIRST FLOOR

LANDING with access to the bedrooms. BEDROOM 1 a charming double bedroom with outlook to the front and exposed beams. BEDROOM 2 another charming bedroom with exposed beams and outlook to the front and door leading through to the ATTIC ROOM providing excellent storage space.

## EXTERIOR

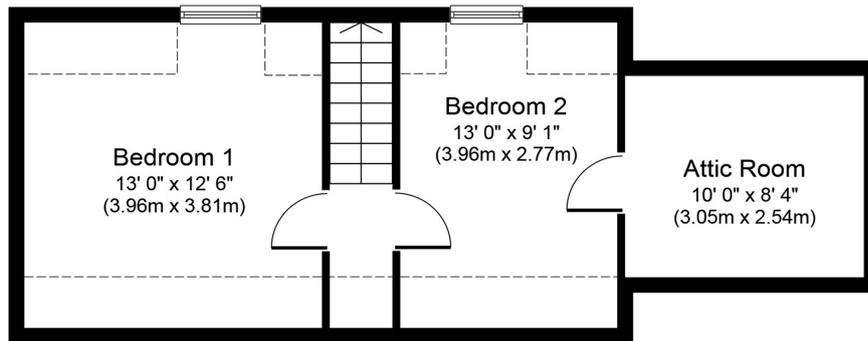
The property is approached via a gravel driveway providing off-road parking bordered with flower beds. Gates lead through to the gated access which lead to the extensive rear garden which is traditionally lawned with a range of mature flower beds. A shingle pathway leads down to a detached TIMBER SHED with light and power connected and enclosed working STORE AREA ideal for garden tools with brick paved dining terrace situated directly adjacent the property.



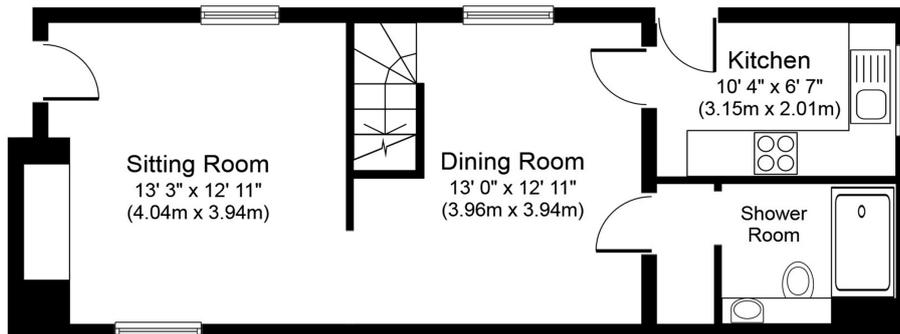
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# Floorplan



**First Floor**  
Approximate Floor Area  
415 sq. ft.  
(38.6 sq. m.)



**Ground Floor**  
Approximate Floor Area  
467 sq. ft.  
(43.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Hundon, Suffolk

Hundon is a popular village offering a public house, parish church, village shop, and primary school. The historic small town of Clare is about 3½ miles to the south and provides a good range of everyday amenities, while Haverhill (7 miles) and Sudbury offer a wider election of shops and leisure facilities.



## Material Information

**SERVICES:** Mains water and mains drainage. Mains electricity connected. Oil-fired heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

**COUNCIL TAX BAND:** C. £1,688.00 per annum.

**PROPERTY POSTCODE:** CO10 8ER.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Wood frame.

**COMMUNICATION SERVICES:** (Source Ofcom):

**Broadband:** Yes. Speed up to 80 mpbs download, up to 20 mpbs upload. **Telephone Signal:** Yes.

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

**SUBSIDENCE HISTORY:** None.

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None.

**ASBESTOS/CLADDING:** None known.

**RESTRICTIONS ON USE OR COVENANTS:** None.

**FLOOD RISK:** None.

**ACCESSIBILITY ADAPPTIONS:** None.

**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.



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