



Thrush Cottage
Bures, Suffolk

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Thrush Cottage, St. Edmunds Lane, Bures, Suffolk, CO8 5LA

Bures is a picturesque village built around the River Stour and features some fine period architecture. This thriving village offers a good choice of amenities with shops, school and pubs. Situated between Sudbury (6 miles) and Colchester (7 miles) with the added benefit of the village rail station with an hourly service between Sudbury and Marks Tey Station which has a main line link to London Liverpool Street.

An extended four-bedroom (two en-suite) detached period property of impressive standing, enjoying unlisted status and located on a quiet lane, a short walk from the centre of the picturesque village of Bures. Located on the Suffolk/Essex border and offering convenient access to the branch line village railway station, the property has been comprehensively enhanced and improved by the current owners blending an array of individual period features with high specification contemporary detailing throughout including exposed timbers and studwork, fireplaces with inset multi-fuel burning stoves, vaulted dining room with terracotta tiling, granite topped farmhouse style kitchen with Lacanche stove, LED lighting, doors complete with Suffolk latches and timber framed casement windows. Currently arranged via three reception rooms, the property offers excellent potential for a home office/self-contained business use and complementing cloakroom facilities. Four first-floor double bedrooms are arranged via two separate staircases with further benefits to the property including carriage way style granite driveway with private parking for approximately three vehicles and extensive gardens with a total plot size of approximately 0.27 acres.

A four-bedroom (two en-suite) detached unlisted period cottage located on a quiet lane comprising three reception rooms with in-and-out driveway and outstanding gardens with a total plot size of approximately 0.27 acres.

Panel glazed door opening to:

ENTRANCE HALL: 12' 3" x 5' 6" (3.75m x 1.70m) An inviting entrance hall with staircase rising to vaulted first-floor landing, feature brick wall and casement window to side. Exposed timbers, LED lighting and door with Suffolk latch opening to:

SITTING ROOM: 19' 9" x 11' 1" (6.04m x 3.38m) Afforded a dual aspect with two-window range to front and French doors to rear affording uninterrupted views across the private, established rear gardens. Currently utilised as the principal reception room within the property and offering notable features including a wealth of exposed timbers and studwork with central crossbeam, redbrick fireplace with inset multi-fuel burning stove, brick hearth and surround. LED lighting and door with Suffolk latch opening to:

KITCHEN: 15' 11" x 11' 3" (4.86m x 3.43m) Completed in the cottage style with a matching range of traditional wooden base units with granite preparation surfaces over and upstands above. Dual fuel Lacanche double oven with five-ring gas hob over and extraction above. Fitted appliances include a full-height Miele fridge, Miele freezer and central pull-out larder style unit. Other fitted appliances include a Miele dishwasher. Central ceiling timber, further exposed timberwork, LED spotlights, casement windows to front and rear, door with Suffolk latch to secondary staircase and door to outside. Step up and door with Suffolk latch opening to:

DINING ROOM: 15' 2" x 8' 0" (4.63m x 2.46m) A sympathetic single storey rear extension afforded a dual aspect with casement windows to sides and brick fireplace with inset wood burning stove, brick surround and oak timber over. Attractive aspect to side over rear terrace.

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FAMILY ROOM: 12' 3" x 12' 3" (3.75m x 3.75m) A versatile third reception room with French doors opening to side terrace, central ceiling timber, wall lights and LED spotlights. Door with Suffolk latch opening to:

CLOAKROOM: 5' 11" x 3' 6" (1.81m x 1.07m) Fitted with ceramic WC, corner pedestal wash handbasin and wall-mounted towel radiator. Obscured glass windows to side and LED spotlights.

STOREROOM: Housing pressurised water cylinder and with LED lighting.

First floor

LANDING: With windows to side, stripped wooden flooring and door with Suffolk latch opening to:

PRINCIPAL BEDROOM: 12' 4" x 11' 10" (3.76m x 3.62m) Set beneath a pitched roofline with an array of exposed timberwork, feature brick wall and casement window range to side overlooking terrace. Door with Suffolk latch opening to:

EN-SUITE SHOWER ROOM: 11' 2" x 3' 11" (3.41m x 1.21m) Fitted with ceramic WC, pedestal Imperial wash handbasin and separately screened shower with marble-effect tiling and both mounted and hand-held chrome shower attachments. Obscured glass window to rear.

BEDROOM 2: 11' 5" x 10' 9" (3.49m x 3.30m) Afforded a dual aspect with casement windows to front and rear, stripped timber flooring and exposed timbers and studwork. Door with Suffolk latch opening to:

EN-SUITE BATHROOM: 11' 3" x 4' 7" (3.43m x 1.41m) Fitted with ceramic WC, pedestal Imperial wash handbasin and bath with hand-held chrome shower attachment over. Half-height tongue-and-groove panelling and obscured glass window to side.

BEDROOM 3: 11' 7" x 10' 6" (3.55m x 3.21m) Afforded a dual aspect with casement windows to front and rear, exposed timberwork.

BEDROOM 4: 11' 7" x 8' 11" (3.55m x 2.72m) With window to front and wealth of exposed timberwork.

Outside

Located on St. Edmunds Lane, the property offers an attractive frontage with a granite in-and-out driveway providing off-street parking for approximately three vehicles. Enhanced by climbing wisteria to the front elevation, gated side access opens to an Indian sandstone terrace affording a westerly aspect across the rear gardens. A single expanse of lawn provides a private garden with hedge and tree line border to sides, dense copse beyond and offering an ideal setting on a quiet lane is this family home in one of the area's most sought-after villages. Within the gardens is located a timber clad outbuilding providing a useful external store.

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

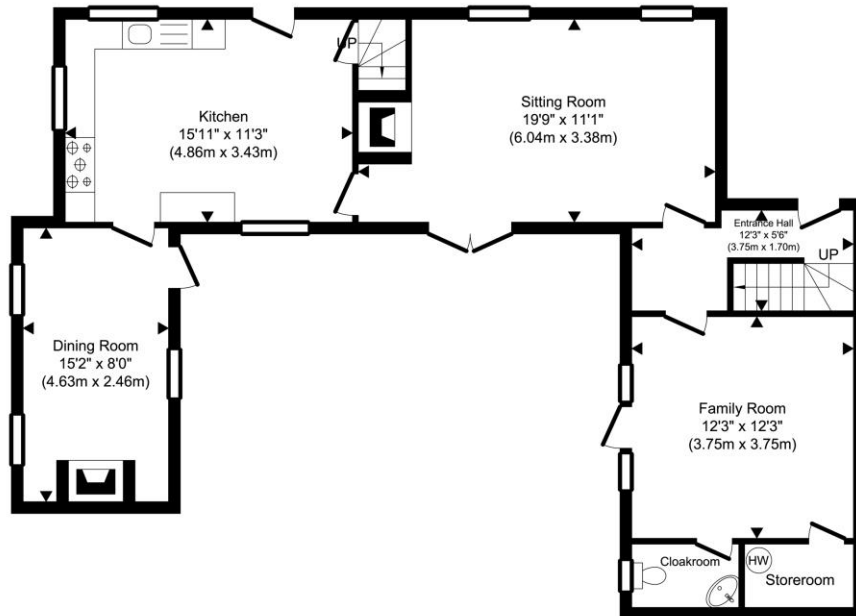
EPC RATING: Band D. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000).

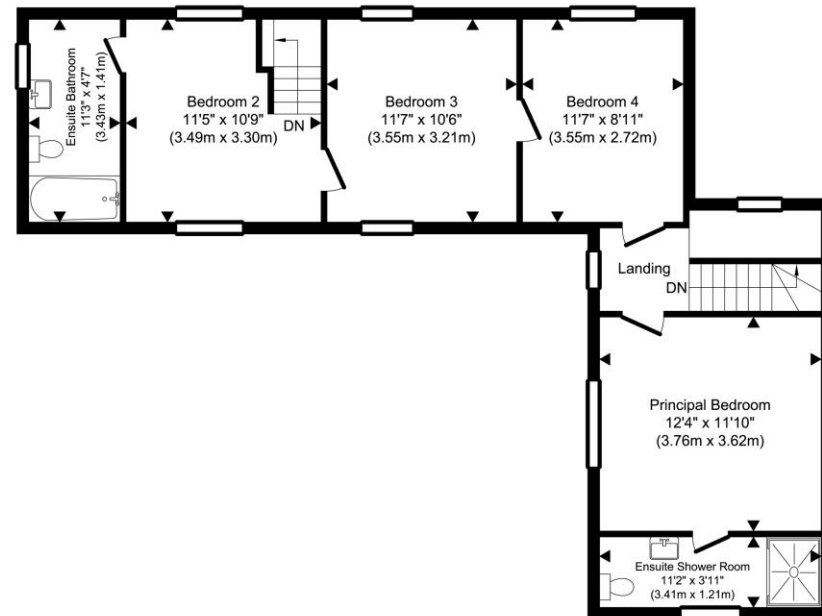
VIEWING: Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

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Ground Floor
Approximate Floor Area
798.78 sq. ft.
(74.21 sq. m)



First Floor
Approximate Floor Area
677.15 sq. ft.
(62.91 sq. m)

TOTAL APPROX. FLOOR AREA 1475.94 SQ.FT. (137.12 SQ.M.)

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