

oakheart



£290,000

Offers Over

Hickford Hill, Belchamp St. Paul

Situated on the rural outskirts of Clare and backing onto open farmland, this three-bedroom semi-detached farm cottage offers an exciting opportunity for those seeking a project in a truly idyllic setting. Located within the highly desirable village of Belchamp St Paul, the property enjoys a peaceful position surrounded by rolling countryside, yet remains within easy reach of village amenities and the historic market town of Clare, just one mile away.

Belchamp St Paul is renowned for its charm, centred around a picturesque village green and offering a well-regarded primary school, a traditional pub known for its excellent food, a thatched village hall, and a parish church. Excellent transport connections are available further afield, with routes to

London Liverpool Street, as well as convenient access to Stansted Airport, Chelmsford, Colchester, Cambridge, and the M25 (Junction 27 within approximately one hour's drive).

The cottage itself sits on a generous 0.31-acre plot with mature gardens and vehicular access to the rear. The property has been fully stripped out from the walls, floors, bathroom and kitchen however requires further modernisation, including works to the heating system, electrics and plumbing. Planning permission has already been granted for a two-storey extension, allowing buyers to create a significantly larger home tailored to their needs.

The existing accommodation comprises a sitting room, kitchen/breakfast room, three first-floor bedrooms, and a family bathroom. With its sizeable plot, countryside backdrop, and no onward chain, the property presents a rare opportunity to develop a charming rural home in a beautiful and well-connected Suffolk village.

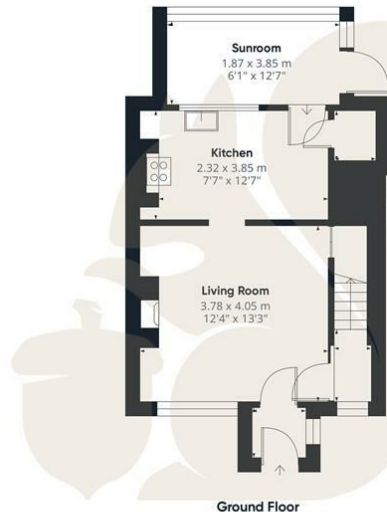
Call Oakheart today to arrange your viewing!



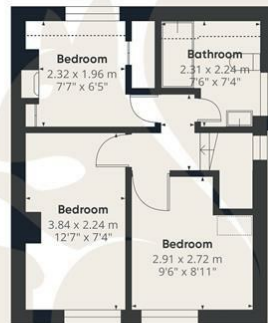








Ground Floor



Floor 1



**oakheart**

**Approximate total area<sup>(1)</sup>**

65 m<sup>2</sup>  
699 ft<sup>2</sup>

**Reduced headroom**

1.9 m<sup>2</sup>  
20 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:  
Freehold

Council Tax Band:  
C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		40
(21-38) <b>F</b>		
(1-20) <b>G</b>	8	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Sudbury  
01787 322 322  
sudbury@oakheart.co.uk  
18 Market Hill, Sudbury, Suffolk, CO10 2EA

**oakheart**