



**The Bull Inn,
Cavendish, Suffolk**

DAVID
BURR



The Bull Inn, High Street, Cavendish, Sudbury, Suffolk, CO10 8AX

Cavendish is one of Suffolk's prettiest villages nestling on the Essex border close to the River Stour, with picturesque village green, pubs and shops, primary school and parish church. A wider range of facilities can be found at nearby Clare (2 miles), whilst the market town of Sudbury, some 6 miles distant, provides a wide range of amenities including a commuter rail service to London Liverpool Street.

An exciting, and incredibly rare, opportunity to acquire an historic detached property situated in the very heart of one of the areas most picturesque villages, now with full planning permission for conversion into an outstanding private residence. The consent provides for well-designed accommodation (measuring in excess of 4000 sq ft) over two levels including a beautiful open plan kitchen/dining/living area with a utility room and ground floor shower room off. There is the further benefit of a separate sitting room with a wood burning stove, a study and extensive further storage offering potential for conversion into additional accommodation if so required. Upstairs, a number of rooms offer potential for reconfiguration in a variety of ways, most sensibly as four well-proportioned bedrooms served by four bathrooms. Outside, to the rear of the property is sufficient space for an area of private off-street parking as well as an attractive garden, with a stone paved terrace adjacent to the property itself. A section of the property which is currently accessible from the rear lends itself beautifully to conversion as an annexe, ideal for use as an ancillary accommodation and for buyers with the need for multi-generational living. It should be noted that the property is not listed and is also offered with no onward chain.

An outstanding unlisted former public house with full planning permission for conversion into a superb detached private residence with garden and off-street parking.

Agent's Notes

Further information pertaining to the planning permission can be found by searching West Suffolk Council Planning Portal using reference DC/25/1682/FUL.

Various conditions are attached to the planning and it is for purchasers to satisfy themselves as to any requirements therein.

A public right of way exists across the driveway and land to the rear of the property itself. For further information, please contact the office.

The property is situated within a conservation area.

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

TENURE: Freehold

EPC RATING: C (64)

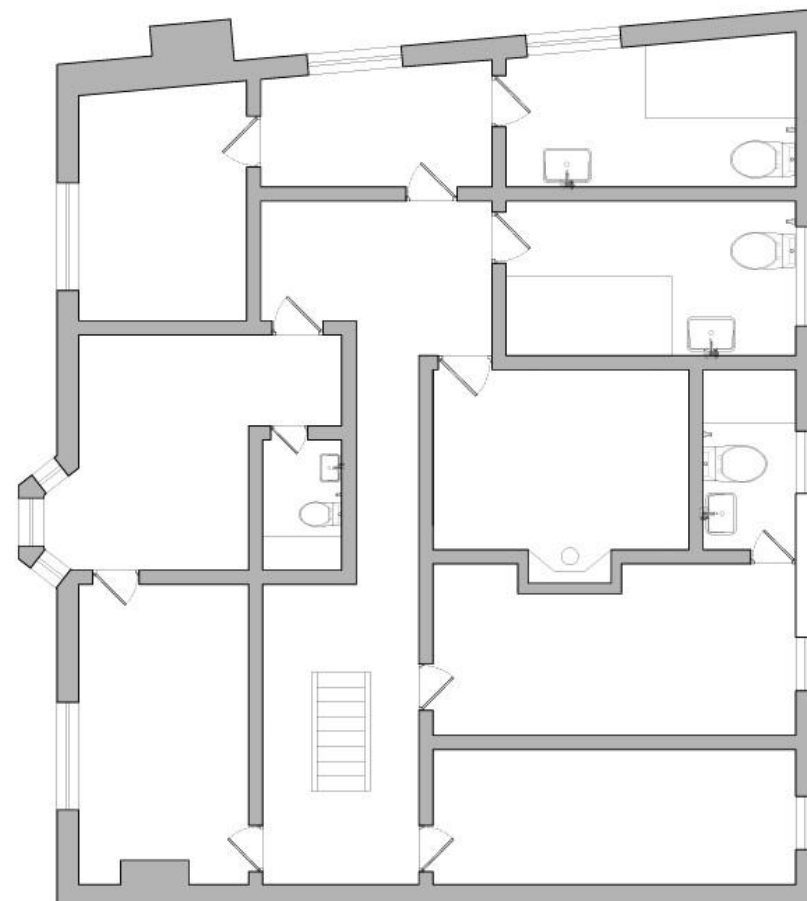
LOCAL AUTHORITY: West Suffolk District Council

WHAT3WORDS: scarecrow.maddening.baroness

VIEWING: Strictly by prior appointment only through DAVID BURR.



GROUND FLOOR PLAN
SCALE: 1:100



FIRST FLOOR PLAN
SCALE: 1:100

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