



**Headlands, Stour Street,  
Cavendish, Suffolk.**

**DAVID  
BURR**



# HEADLANDS, STOUR STREET, CAVENDISH, SUDBURY, SUFFOLK, CO10 8BL

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

A well-presented semi-detached character cottage with a wealth of character including exposed beams, brick work and wood burning stove. A generous sitting room is complemented by a large AGA kitchen/dining room, three bedrooms, two bathrooms and a lovely garden room/utility room with bi-folding doors. A south-facing rear garden receives plenty of sunlight throughout the day and benefits from stunning views over open countryside. There is the additional benefit of off-road parking and a detached garage.

## **A charming period cottage with beautiful farmland views on the edge of a highly desirable chocolate box village.**

Solid oak front door with traditional iron mongery opening onto:-

**ENTRANCE HALL:** With staircase rising to first floor and Suffolk thumb latch doors opening to:-

**SITTING ROOM: 17'9" x 12'2"** (5.41m x 3.72m) A wonderful dual aspect room with secondary glazed windows and a heavily timbered ceiling. Central fireplace with ornate brick surround and inset wood burning stove situated on a brick hearth.

**KITCHEN/DINING ROOM: 18'5" x 17'7" (max L shape)** (5.61m x 5.36m) With ceramic tiled flooring and exposed timbers throughout, the room is divided into two areas separated in part by open studwork. There is plenty of space for a dining table and chairs with a large understairs storage cupboard off. The kitchen itself is finished with high quality solid wood cabinets and worksurfaces incorporating a butler sink with mixer tap above and drainer to side, integrated refrigerator, integrated Bosch dishwasher and plenty of storage. An electric three-door AGA range cooker is situated within a mellow red brick chimney breast with oak bressumer over.

**PANTRY:** With a range of fitted shelving and further space for a low-level free-standing freezer.

**INNER HALL:** With space for coats and shoes and further doors leading to:-

**GARDEN ROOM/UTILITY ROOM: 14'2" x 11'3"** (4.32m x 3.42m) A wonderful addition with bi-folding doors opening onto terracing with beautiful views over the property's rear garden and to rolling open countryside beyond. Skylights allow for plenty of natural light and there is space and plumbing for a washing machine and space for a tumble dryer.

**SHOWER ROOM: 7'5" x 5'8"** (2.25m x 1.73m) With a continuation of ceramic tiled floors, corner shower with tiled walls and a glass screen door, WC and vanity suite with mixer tap above and storage below.

### **First Floor**

**LANDING:** With exposed beams, exposed brick and open studwork and Suffolk thumb latch doors leading to:-

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**MASTER BEDROOM: 14'3" x 10'1"** (4.35m x 3.07m) A generous double bedroom with exposed timbers to the ceiling and walls and a large secondary glazed window with stunning open views over the neighbouring countryside. Useful fitted wardrobe with inset hanging rails off and further door leading to:-

**ENSUITE: 12'3" x 7'3"** (3.74m x 2.21m) Containing a large corner shower with a glass sliding door, exceptionally large corner bath with tiled surround, WC and wash hand basin with extensive storage below and mirror with fitted lighting above. Heated towel rail.

**BEDROOM 2: 10'11" x 9'0"** (3.33m x 2.75m) A further double bedroom with secondary glazed window and exposed beams.

**BEDROOM 3/STUDY: 12'1" x 6'7"** (3.69m x 2.01m) Currently utilised as a workshop/study with a range of fitted worktops and storage cabinets (which could be removed upon request). Exposed timbers and secondary glazed window with beautiful far-reaching farmland views.

## Outside

A generous driveway provides **OFF-ROAD PARKING** for multiple vehicles and is situated adjacent to beautiful open farmland. The driveway leads in turn onto:-

**DETACHED GARAGE: 17'6" x 9'4"** (5.34m x 2.84m) With wooden double doors, roof storage space and a personal door to side.

The property's rear garden has been landscaped to include a large paved stone terrace bordered by raised flowerbeds with aged oak sleepers. An expanse of lawn contains a variety of mature trees and leads down to the rear of the plot which contains a detached **TIMBER STORAGE SHED**.

## AGENTS NOTES

The property is grade II listed.

The property is offered unfurnished.

**SERVICES:** Main water and private drainage by shared septic tank. Main electricity connected. Gas fired heating by radiators. **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.

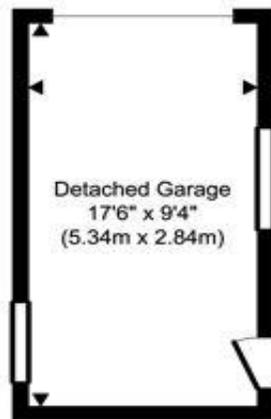
**LOCAL AUTHORITY:** West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds IP33 3YU (01284 763233).

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**TENURE:** A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

**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.

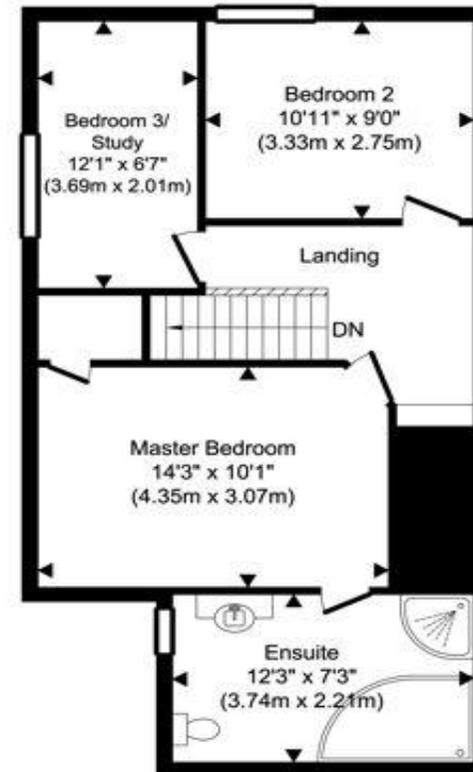
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Detached Garage  
Approximate Floor Area  
163.18 sq. ft.  
(15.16 sq. m)



Ground Floor  
Approximate Floor Area  
787.16 sq. ft.  
(73.13 sq. m)



First Floor  
Approximate Floor Area  
557.67 sq. ft.  
(51.81 sq. m)

TOTAL APPROX. FLOOR AREA 1508.02 SQ.FT. (140.10 SQ.M.)  
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