



Pear Tree Cottage, The Street
CB9 7XF



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Pear Tree Cottage

The Street | Sturmer | CB9 7XF

Offers Over £400,000

- A charming end of terrace cottage
- Extended and sympathetically modernised
- Two double bedrooms with exposed beams
- Characterful sitting room with wood-burning stove
- Striking flint and brick inner hall
- Country kitchen with range cooker & butler's sink
- Stylish bathroom and additional cloakroom
- Landscaped gardens with sun terraces & summerhouse
- Off-road parking & double garage

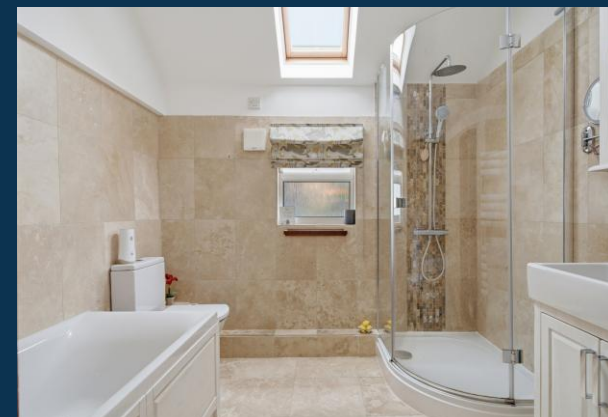
The Property

A truly enchanting semi-detached cottage, Pear Tree Cottage is a home of timeless character and undeniable charm. Extended and finished to an exacting standard, the property strikes the perfect balance between the romance of a historic cottage and the comforts of modern living.

The Setting

Sturmer is a picturesque Suffolk village steeped in history, with roots stretching back to Saxon times and even mentioned in the Domesday Book. Today it remains a quintessential rural settlement, where traditional cottages, period houses and leafy lanes combine to create an idyllic village setting. Despite its peaceful charm, Sturmer is exceptionally well placed. Everyday amenities can be found just down the road in Haverhill, while the historic market town of Saffron Walden and the university city of Cambridge are both within easy reach, offering boutique shopping, acclaimed restaurants, and excellent schooling. For commuters, Audley End and Whittlesford Parkway stations provide fast connections into London Liverpool Street and King's Cross, while the A11 and M11 are readily accessible, linking the village to London and Stansted Airport.

Surrounded by rolling farmland, riverside walks and scenic bridleways, Sturmer is also perfect for those who enjoy life outdoors. The village has a welcoming community atmosphere, with a well-known farm shop, local golf course and a scattering of nearby pubs adding to its appeal. It is a place that beautifully balances countryside tranquillity with everyday convenience, making it an ideal setting for family life or those seeking a gentler pace within striking distance of the city.





Accommodation

Pear Tree Cottage is the epitome of an English country home, a charming semi-detached cottage that has been lovingly extended and upgraded to create a residence that is as practical for modern family life as it is rich in character. From the moment you step through the door, there is a wonderful sense of warmth, with exposed timbers, cottage windows and a wealth of original features sitting comfortably alongside thoughtful contemporary additions.

The sitting room is a picture of cottage charm, centred around an impressive inglenook-style fireplace inset with a wood-burning stove, an inviting space for gathering on winter evenings. From here, the accommodation unfolds with a study and further reception area, leading through to a striking inner hall with exposed flint and brickwork, vaulted roof light and glazed sections, a truly unexpected and dramatic feature which fills the heart of the home with natural light. To one side, the breakfast room flows into a bright conservatory, framing views over the garden and creating a seamless connection between inside and out. The kitchen is a joy: fitted with bespoke cabinetry, a butler's sink and range cooker, finished with natural wood worktops that bring an authentic country feel. A utility and cloakroom complete the ground floor.



Upstairs, two bedrooms enjoy the intimacy and character of sloping ceilings and exposed beams, while the bathroom, finished with natural stone, roll-top bath and separate shower, strikes a perfect balance between luxury and period charm.

Outside

To the rear lies a wonderfully private and enclosed space, landscaped with stone terraces for alfresco dining, winding paths, colourful borders and a neat lawn framed by mature planting. It is a garden made for summer entertaining as much as quiet contemplation. Tucked away to one side is a delightful garden studio or summerhouse, offering a flexible retreat for work or relaxation.

The property further benefits from off-road parking for two cars and, most unusually for a cottage of this nature, a detached double garage — providing excellent storage and practicality without detracting from the idyllic setting.

The grounds extend to open countryside, providing a wonderful sense of privacy and a constantly changing rural outlook.

For those who delight in outdoor living, the garden offers space for family life, al fresco dining, and quiet corners in which to sit and enjoy the surroundings.

Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is good.

Tenure – Freehold

Property Type – End of terrace

Property Construction – Part brick, part flint with part thatch and part tiled roof

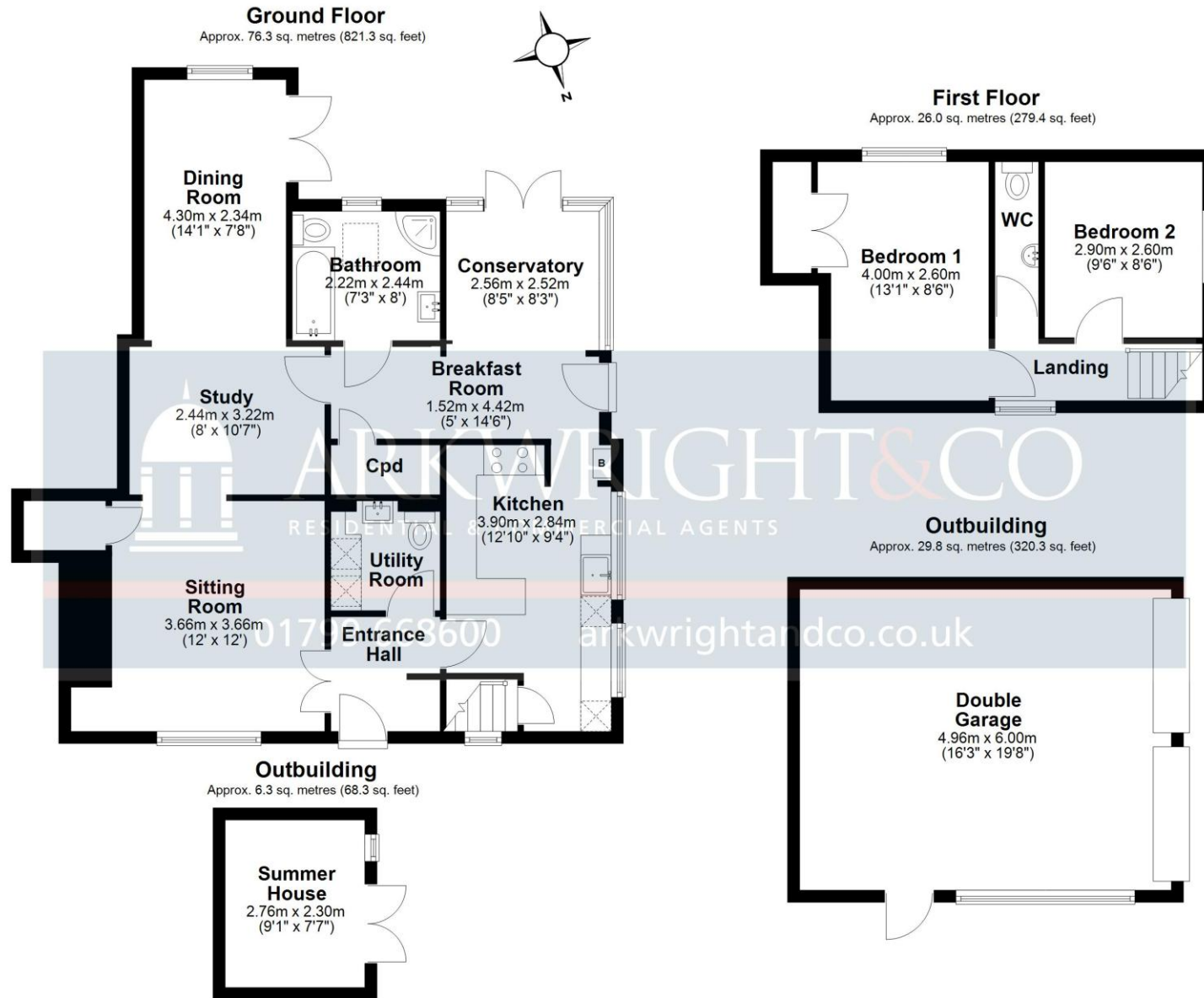
EPC Rating – C

Council Tax Band- D









Total area: approx. 138.4 sq. metres (1489.4 sq. feet)

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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