

DAVID BURR

Wheatcroft,
Bulmer, Essex/Suffolk border









Wheatcroft, Lower Houses, Bulmer, Sudbury, CO10 7ES

Bulmer is an attractive village of 2 distinct parts, Bulmer Tye with pub and primary school and Bulmer situated about a mile away, the oldest part of the village with parish church and a variety of vernacular architecture. The thriving market town of Sudbury lies less than 2 miles north east with its comprehensive range of amenities including a commuter rail link to London Liverpool Street. Halstead is about 6 miles south.

A charming, unlisted, period detached house in a well-regarded village with an attractive mansard roof and characterful features and the benefit of generous gardens and a large double garage.

Accommodation

The property contains charming accommodation arranged over two levels which measures in the region of 2200 square foot. There is plenty of living space arranged across three principal reception rooms. To the right-hand side of the front door is a well-proportioned and particularly bright dual aspect sitting room with exposed timbers, a fireplace with a brick hearth, surround, oak bressummer and a wood burning stove. A dining room also contains a feature fireplace with mellow red brick and a storage cupboard adjacent and open studwork which leads through to the kitchen. The kitchen contains a range of base and wall level units, space for a free-standing cooker and also a range. A door leads from the kitchen into a utility room with space for further appliances including a washing machine and with additional storage cupboards and a stainless steel sink.

An inner hall leads to the first floor and a thumb latch door leads into the largest of the three reception rooms which is an attractive drawing room with a large inglenook fireplace with wood burning stove, oak bressummer beam, brick surround and double doors opening onto the garden. Also accessible from the hallway is a boot room with access onto both the driveway to the rear of the double garage and also the garden.

Upstairs, a total of four bedrooms include three double bedrooms and one single bedroom. Three of the bedrooms benefit from their own en-suite.

The property would benefit from modernisation throughout but but offers an excellent opportunity for a purchaser to upgrade and improve to their own specification.

Outside

Ini front of the property is a private driveway which provides off-road parking and leads onto a substantial garage/workshop which was once used for the renovation of motor homes and benefits from power and light connected. A path leads to the rear of the property and up to its front door and also through to the garden which is elevated from the lane and is enclosed, in the main, by a post and rail fence and measures approaching a third of an acre (sts). The garden contains generous areas of lawn and well-stocked beds as well as an elevated stone-paved terrace with a substantial timber storage shed off.

In all approx. 0.3 acres (sts)

Wheatcroft, Lower Houses, Bulmer, Sudbury, CO10 7ES

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

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

LOCAL AUTHORITY: Braintree District Council

COUNCIL TAX BAND: D

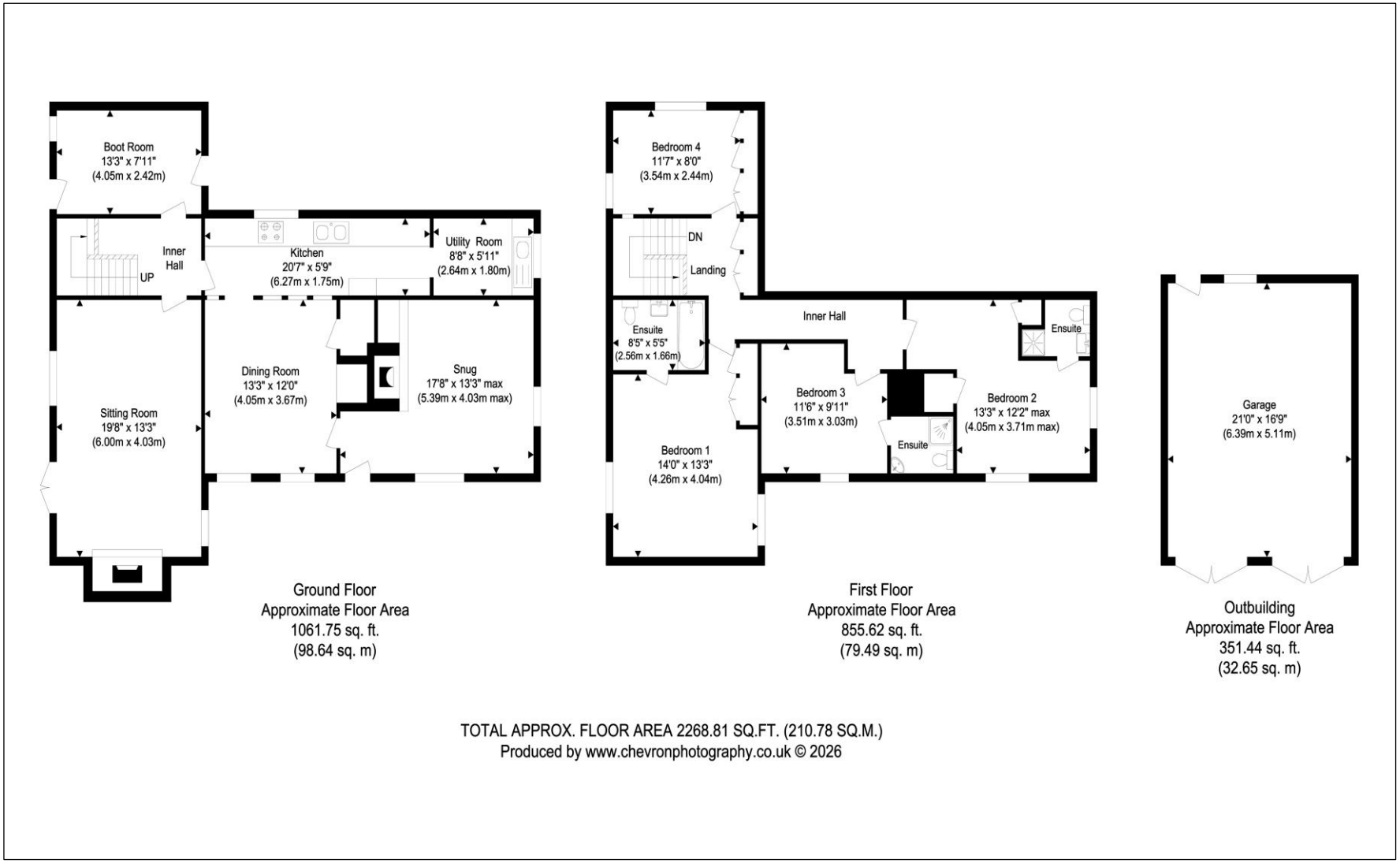
TENURE: Freehold

WHAT3WORDS: ///will.beep.sailed

VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

Wheatcroft, Lower Houses, Bulmer, Sudbury, CO10 7ES



TOTAL APPROX. FLOOR AREA 2268.81 SQ.FT. (210.78 SQ.M.)

Produced by www.chevronphotography.co.uk © 2026

















