



**Wesleys, The Hill,
Stanstead, Suffolk**

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WESLEYS, THE HILL, STANSTEAD, SUDBURY, SUFFOLK, CO10 9AP

Stanstead is a pretty village surrounded by farmland and ancient woodland. Footpaths on the doorstep afford both leisurely strolls or idyllic countryside adventures as the mood takes! There is a charming village green to the front of the attractive Parish Church of St. James. Long Melford with its range of day to day facilities is about 2 miles away; the market town of Sudbury, with its commuter rail link to London Liverpool Street is about 5 miles distant and the Cathedral town of Bury St Edmunds is some 12 miles north.

A stunning, unique detached converted chapel situated in a highly regarded village with superb views over neighbouring countryside. The property could benefit from modernisation in areas but provides flexible accommodation over two levels including a particularly impressive sitting/dining room with vaulted ceiling and a wood burning stove. A kitchen leads onto to a utility/breakfast area and a boot room as well as a versatile study/snug/bedroom 3. There are two further bedrooms (one being on the ground floor) and a shower room. Low maintenance courtyard gardens enjoy a countryside view.

A two/three bedroom detached converted chapel with lovely countryside views.

SITTING/DINING ROOM: An impressive room with vaulted ceilings measuring approximately 12ft5in in height. This room was formerly the main area of the chapel from which the property was converted. Plenty of space for seating adjacent to a brick hearth with wood burning stove and twin sets of tall glass panel double doors opening onto terracing allowing for plenty of natural light. Impressive gothic arched doors open onto useful understairs storage cupboard, entrance porch, and staircase rising to the first floor adjacent. Plenty of room for a dining table and chairs and further door leading into:-

BEDROOM 1: With access to loft storage space and a door opening onto a **walk-in wardrobe**.

KITCHEN: With a matching range of base and wall level wood effect units with worksurfaces incorporating a sink with mixer tap above and drainer to side and a four-ring Belling hob with aluminium splashback and extractor over. Integrated Zanussi double oven and space for a below counter refrigerator. Opening leading to:-

UTILITY/BREAKFAST ROOM: A versatile area with a door opening onto terracing with a lovely view over neighbouring countryside and a further matching range of base and wall level units with door opening onto

a refrigerator/freezer and with space and plumbing for a washing machine. Breakfast seating and a wood panel door opening into:-

BOOT ROOM: With a range of base and wall level storage and double doors opening onto a ramped side access suitable for those with limited mobility. Door leading to:-

STUDY/SNUG/BEDROOM 3: A versatile room with a vaulted ceiling and a lovely view over neighbouring countryside. Wood burning stove situated on a brick hearth, double doors opening onto terracing. Currently utilised as a music studio but which could equally serve as a bedroom or a study.

SHOWER ROOM: Containing a shower with tiled surround and glass sliding door, WC, pedestal wash hand basin and a chrome heated towel rail.

ENTRANCE PORCH. The original main entrance to the chapel via twin arched doors, currently used as a utility area.

First Floor

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BEDROOM: A cleverly designed mezzanine level with skylight, fitted storage cupboards with gothic arched doors and low-level window.

Outside

The property benefits from plenty of **OFF-ROAD PARKING** for around two to three vehicles both adjacent to the lane itself and on a private driveway behind wrought-iron gates. A mellow red brick wall encloses the garden with steps leading into an area with a brick pathway through well-stocked beds. The tarmac driveway continues onto the double doors accessing into the boot room. There is a useful discreet area of storage to the rear of the property and the further benefit of a low maintenance elevated terrace with a south west facing view over neighbouring countryside and towards Glemsford church in the distance.

SERVICES: Main water, drainage and electricity are 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: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: D

TENURE: Freehold

CONSTRUCTION TYPE: Brick

WHAT3WORDS: thrusters.crafts.fishery

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.

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