



**Barrow Hill  
Acton, Suffolk**

**DAVID  
BURR**

# 2 Box Cottage Barrow Hill, Acton, Suffolk, CO10 0BW

Long Melford is a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (15 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London Liverpool Street (90 minutes).

Thought to date back to the 1840s this charming three bedroom cottage enjoys an elevated position with far reaching countryside views including Holy Trinity Church in Long Melford in the distance. Each of the bedrooms are of a generous size with three reception rooms and a cottage style garden to the rear. This property is being offered with no onward chain.

## A charming three bedroom rural home.

### The Property

To the ground floor are three spacious reception rooms, these include a front to bath sitting room with log burner and French doors overlooking the rear garden. To the other side of the central entrance hall is a double depth reception room split into two distinct spaces with an initial dining room with stairs to first floor and a further snug seating area beyond with feature fireplace. To the rear is a well-served country style kitchen with panoramic views over the rear garden with utility and cloak room off a rear hall. To the first floor are three generous double bedrooms enjoying elevated countryside views with a wonderful front to back master bedroom with dressing area serviced by a three piece shower room. Thought to date back to the 1840s the property has many charming features including exposed floorboards, many original fireplaces and generous size rooms.

### Outside

Set back from a quiet country lane a white picket gate leads to an area of off-road parking with established hedge row boundaries, mature shrubs and flowerbeds. To the rear is a wonderful cottage style garden with a large terrace for entertaining surrounded by established borders offering seasonal colour as well as a mature bay leaf tree and a number of Lavender plants. To the back of the garden is a wide expanse of lawn as you pass a useful

brick built store with a further shed to the rear boundary with field view beyond.

**SERVICES:** Main water and main electricity connected. Gas fired heating by radiators. Private shared drainage system. **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:** TBC

**TENURE:** Freehold

**WHAT3WORDS:** TBC

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

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