

DAVID
BURR



White Cottages

Pentlow, Suffolk

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School Road, Pentlow, Suffolk

A characterful and much improved family home on the outskirts of this popular Suffolk village offering an array of period features and far-reaching views of the surrounding Suffolk countryside. In brief, the accommodation schedule comprises 3 reception rooms, a well-appointed farmhouse style kitchen/breakfast room, 4 bedrooms, ample off-road parking complemented by a detached double cart lodge with large workshop, home office/gym with bi-folding doors to the front elevation. The gardens are a particular delight, landscaped and largely formal in nature with generous expanse of lawn and thoughtfully located terraces.

In all about 0.25 acres.



- Semi rural location
- Far reaching views
- Home Gym
- Cartlodge and workshop
- Recently improved and beautifully presented

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INTERIOR

ENTRANCE HALL: With open plan studwork leading to:-

LIVING ROOM: A particularly impressive dual aspect reception room, the focal point for which is provided by the inset red brick fireplace with log burning stove.

OFFICE/SNUG: A versatile space capable of fulfilling a number of uses, currently utilised as a large home office/snug with views of the rear gardens.

DINING ROOM: A versatile dual aspect room with windows to front and rear aspect, overlooking the rear gardens with a door leading to the snug and stairs rising to the first floor.

AGA KITCHEN/BREAKFAST ROOM: Undoubtedly forming the hub of the home with a duality of preparation surfaces and a dining area. The kitchen comprises a range of matching wall and base units with a variety of integrated appliances including an oil AGA, electric oven and hob. Plumbing for dishwasher, integrated fridge/freezer and PANTRY. The kitchen has open plan access leading to the:-

UTILITY AREA: Further work surfaces and space for further white goods to include a washer/dryer. Door to:-

SHOWER ROOM: Well-appointed white suite comprising WC, hand wash basin and walk-in shower. Access to boiler cupboard housing the oil-fired boiler.

GARDEN ROOM: A versatile space located toward the rear of the property, often used as an entrance hall by the current owners although perfectly large enough to be an additional reception room which benefits from the afternoon sun and lovely countryside views. Door to:-

SELF CONTAINED ANNEXE/GYM: Another versatile space with bi-folding doors overlooking the rear gardens with planning permission for conversion an annexe, although currently used as a gym.



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INTERIOR

First Floor

LANDING:

PRINCIPAL BEDROOM: A substantial double bedroom located toward the end of the corridor with dual aspect windows to front and rear, the rear particularly providing impressive countryside views. 2 integrated storage cupboards.

BEDROOM 2: Double bedroom with window to front aspect and integral wardrobe.

BEDROOM 3: Double bedroom with integrated storage and dual aspect windows to front.

BEDROOM 4/OFFICE: Dual aspect windows to front and rear, the rear of which is in receipt of borrowed light via the internal window to the landing.

FAMILY BATHROOM: With white suite comprising WC, panelled corner bath with shower attachment over, hand wash basin and window to rear aspect.

WC: Located immediately adjacent to the family bathroom with frosted window to rear.

AIRING CUPBOARD: Housing hot water cylinder.



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EXTERIOR

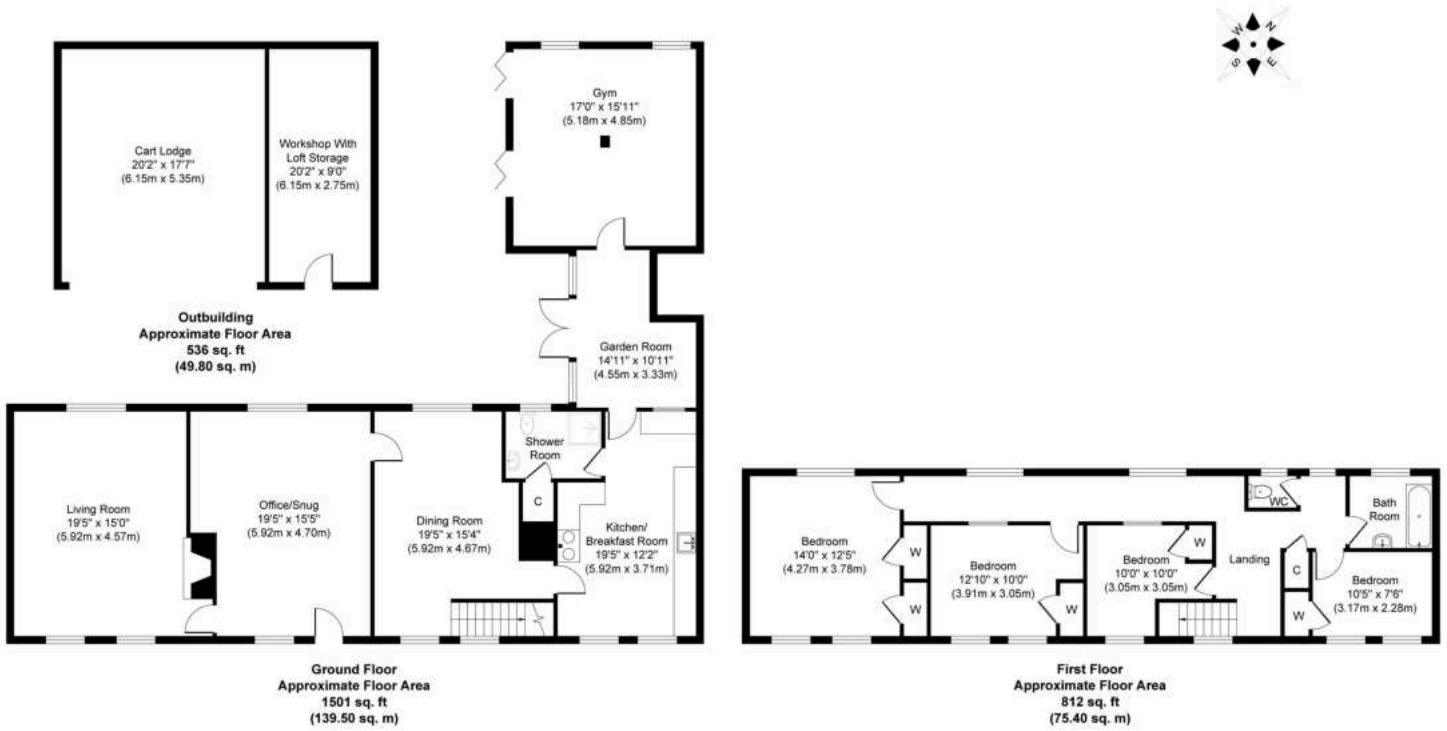
The property enjoys a particularly impressive rural setting with a large gravel driveway providing ample OFF-ROAD PARKING for a number of vehicles as well as vehicular access to the:-

DOUBLE CART LODGE: With large workshop, access to the loft space with slate roof and cladded façade.

A personnel gate provides access to the rear gardens which are particularly noteworthy, predominantly laid to lawn while interspersed with a variety of specimen trees, shrubs and raised beds as well as a number of thoughtfully located dining terraces, enabling one to make the most of the sun throughout the day.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Pentlow, Suffolk

Pentlow is an attractive rural village dominated by the Rev. Bull's 19th Century tower folly. The market town of Sudbury with its commuter rail link to Liverpool Street is about 5 miles away, whilst Cambridge is about 35 minutes drive to the west. A range of local amenities including shops, schools and restaurants can also be found in nearby villages Clare and Long Melford.



Material Information

SERVICES: Mains water and electricity are connected. Private drainage (septic tank). Oil fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council: 01376 55252.
Council Tax Band: E. £2,682.37 per annum.

PROPERTY POSTCODE: CO10 7JR.

TENURE: Freehold.

COMMUNICATION SERVICES: (Source Ofcom):

BROADBAND SPEED: Speed up to 1000 mpbs download, up to 1000 mpbs upload (source Ofcom).

MOBILE COVERAGE: EE, Vodafone and O2 have the highest performing coverage, whilst other networks are available also (source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATION: Braintree District Council Ref 24/00269/HH Conversion of double garage to habitable accommodation with side extension and proposed garage and workshop with new vehicle access.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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