



**The Hunters,  
The Green, Hartest, Suffolk.**

**DAVID  
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Hartest is one of West Suffolk's most favoured villages. The Green, a conservation area, is characterised by its variety of period buildings and amenities include a primary school, thriving public house and village church. The market town of Sudbury with its commuter link to London Liverpool Street is about 10 miles south and the Cathedral town of Bury St Edmunds with its comprehensive amenities, about 9 miles north.

This Grade II Listed house occupies an exceptional setting overlooking the Green within one of East Anglia's most highly regarded villages. The house retains much of its original character (exposed beams, high ceilings, wide oak floorboards, fireplaces, etc) and is further complemented by a studio/office, workshop and charming gardens.

## An exceptionally well-presented Grade II Listed village house of exceptional character enjoying a prominent position on the Village Green.

**SITTING/DINING ROOM:** With a 9ft high ceiling complete with moulded timbers running throughout. There are views over the village green, splendid oak beams, solid wood flooring and fitted book/display shelving. An impressive 7'5" wide inglenook fireplace with oak bressummer, exposed brickwork with a log burning stove on a brick hearth.

**SNUG/HALL:** A versatile space currently utilised as a snug come study with views over the green. Exposed beam, painted wood flooring and limed oak staircase rising to first floor. Useful storage cupboard and book/display shelving.

**KITCHEN/BREAKFAST ROOM:** Finished with an extensive range of hand-made units and Corian worktops incorporating a twin-bowl sink unit and mixer tap over. There are views over the garden and an attractive tiled floor runs throughout. Integrated oven with hob and extractor fan over.

**UTILITY/HALL:** With attractive brick floor running throughout, cloaks hanging area, useful storage cupboards, plumbing for washing machine, fitted worktop and hand-made oak door opens to the rear garden.

**BATHROOM:** With deep bath, attractive tiling, WC and wash hand basin.

### First Floor

**BEDROOM 1:** Enjoying views over the village green and finished with impressive wide oak floorboards, mullion windows and floor to ceiling red brick chimney with inset fireplace. Suffolk latch doors open to:-

**BEDROOM 2:** Also accessed via its own staircase and with an 11'7" high ceiling, exposed timbers, wide oak floorboards and views over the green. Hand-built oak storage space and further cupboard.

**BEDROOM 3:** Also accessed via its own staircase and enjoying a view over the garden. Exposed beams and door to:-

**ENSUITE:** Views over the garden and finished with a large fully tiled shower cubicle, bidet, WC and wash hand basin.

### Second Floor

Utilised as an occasional bedroom with central King post, wide oak floorboards and roof-top views over the village.

# THE HUNTERS, THE GREEN, HARTEST, BURY ST. EDMUNDS, SUFFOLK. IP29 4DH

## Outside

To the front of the property is unallocated/unrestricted **OFF-ROAD PARKING**. The rear garden is one of the property's most attractive features, generous in size and including a large brick paved terrace immediately behind the house leading to a central pathway bordered by hedge-lined beds filled with colourful plants, trees, shrubs and climbers. This in turn opens to the main garden which has a central expanse of lawn, established trees, a pond and a timber framed **CONSERVATORY**. There is a useful covered **WOOD STORE** and access to:-

## OUTBUILDING

Divided into 2 distinct areas to incorporate a:-

**STUDIO/OFFICE:** With good natural light, light wide oak floorboards.

Inner hall; with fitted worktop and opening to:-

**CLOAKROOM:** Wide oak floorboards, WC and wash hand basin.

**WORKSHOP:** A versatile space with good natural light, power points, lighting and useful storage cupboard.

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

**LOCAL AUTHORITY:** Babergh District Council: 0300 123 4000.  
Council Tax Band: E.

**EPC RATING:** N/A – Grade II Listed.

**BROADBAND SPEED:** Up to 1800 Mbps (source Ofcom).

**MOBILE COVERAGE:** EE, 02, Three and Vodafone – variable outdoor.  
(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 phone services by visiting <https://checker.ofcom.org.uk/>.

**WHAT3WORDS:** ///started.commented.outcasts.

**VIEWING:** Strictly by prior appointment only through DAVID BURR  
Long Melford 01787 883144.

**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 whatever 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.



# The Hunters, The Green, Hartest, Bury St. Edmunds, IP29

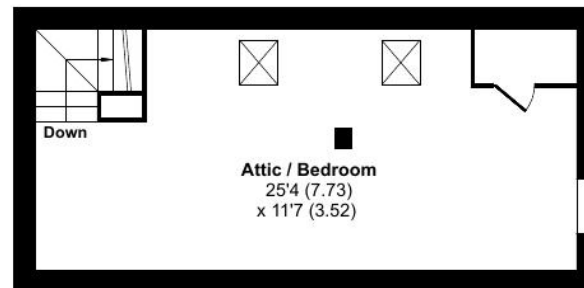
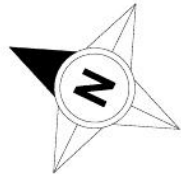
Approximate Area = 1891 sq ft / 175.6 sq m

Limited Use Area(s) = 37 sq ft / 3.4 sq m

Outbuildings = 335 sq ft / 31.1 sq m

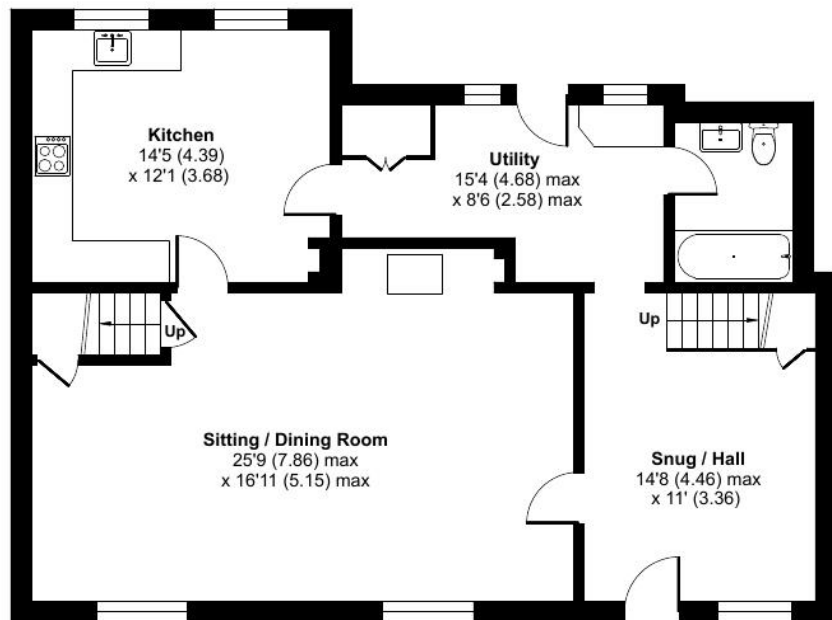
Total = 2263 sq ft / 210.1 sq m

For identification only - Not to scale

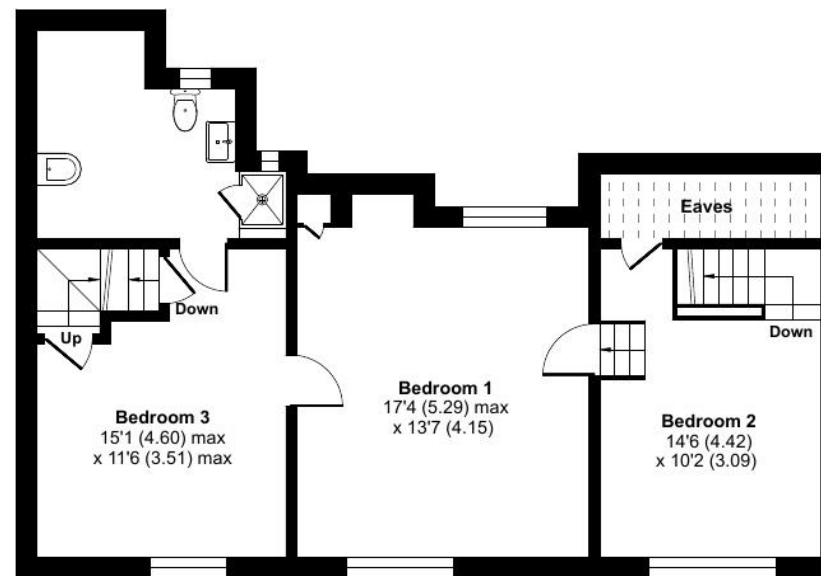


SECOND FLOOR

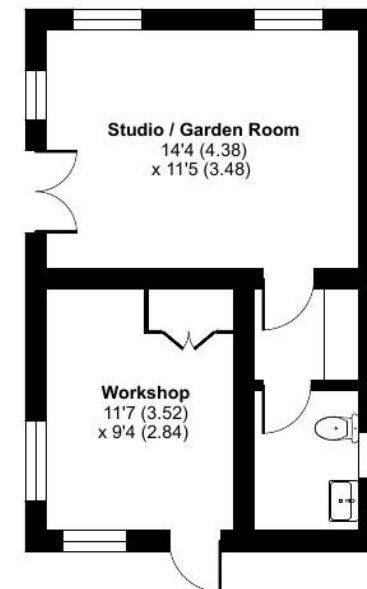
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

