



## 1 PLOUGH GREEN COTTAGES

Bulmer Tye, Bulmer, Sudbury, Essex, CO10 7EE

Guide price £325,000

DAVID  
BURR



# 1 Plough Green Cottages, Bulmer Tye, Bulmer, Sudbury, Essex, CO10 7EE

1 Plough Cottages is a delightful former farmworkers abode which was formerly a public house and provides characterful and interesting accommodation arranged over two floors and enjoys a delightful rural location overlooking the village green with open farmland views to the south. The property would benefit from a degree of modernisation and improvement.

A glazed and panelled door accesses a useful entrance hall which has views to the village green, laminate flooring and a glazed and panelled door leading to the kitchen breakfast room. This is fitted with a range of floor mounted oak effect units with granite effect work surfaces, a one and a half bowl stainless steel sink, a Rayburn cooking range on a tiled hearth, and there is a door to a useful larder/pantry cupboard and a window overlooking the rear garden.

Directly accessed from the kitchen breakfast room is a spacious sitting room which has two windows to the south elevation giving views over the garden and farmland beyond, beams to the walls and ceiling and a tiled hearth and fire surround providing a focal point and oak effect flooring. From the kitchen there is a small lobby beyond which is a garden room which has French doors to a terrace on the south elevation and a glazed and panelled door to a further large and useful storage cupboard. The bathroom is accessed from the entrance hall and is of a generous size and has a tiled bath surround with shower attachment, pedestal wash hand basin and matching WC, wood effect flooring, worktop and plumbing for a washing machine and space for a dryer beneath.

The stairs rise from a kitchen breakfast room to a half landing beyond which is the main landing with a view to the rear garden and fields beyond. The principal bedroom is situated to the front elevation and has a sash window providing views over the village green and a casement window giving views to the farmland beyond. The second bedroom is situated to the rear and benefits from a dual aspect and has far reaching views and the third bedroom is also situated on the same southerly aspect and has a useful walk in wardrobe and beams to the ceiling. There is a linen cupboard on the landing.

## Outside

The property is accessed via a private road leading to a substantial area of parking suitable for numerous vehicles and the erection of a cart-lodge/garage subject to the necessary planning consents.

A picket gate accesses a path leading to the front door which is flanked by expanses of lawn and a mature hedge to the front elevation. To the south, accessed via the garden room is a large garden with hedging to the front, fencing and a variety of shrubs and trees which provide focal points. This is an absolute sun trap and has wonderful open views over farmland. A path to the side of the terrace leads to the rear garden which has an attractive brick and flint wall to the south elevation and large expanses of lawn and a fir tree providing a focal point

The accommodation comprises:

Charming listed farm workers cottage	Three bedrooms
Superb location overlooking the village green	Large south and west facing garden
Characterful accommodation	Ample space for garage (STP)
Modernisation and improvement required	In all about 0.36 of an acre (sts)

Agents notes:

Listed building ID: 1337897

The property would benefit from modernisation and improvement.

The vendor will be marking the rear boundary between this property and the adjoining cottage the purchaser will need to erect the fencing post completion.

There is ample space for the erection of a garage or cart lodge subject to the necessary consents being sought.

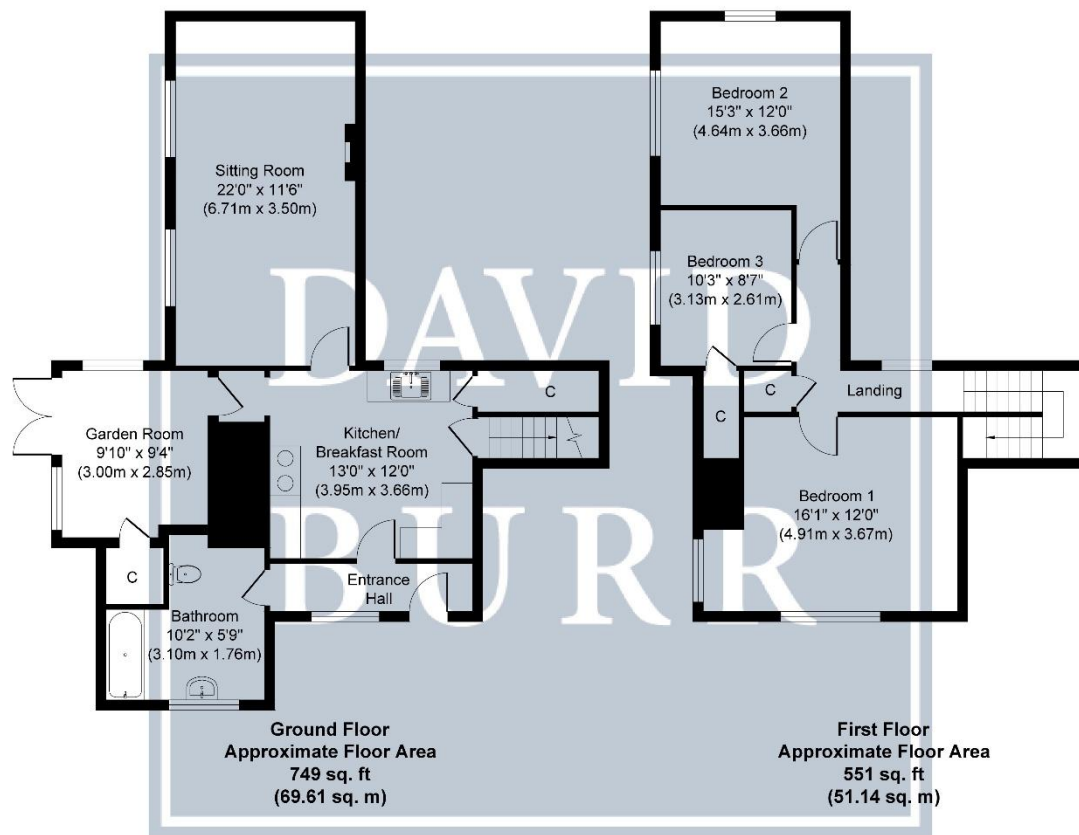
## Location

Bulmer is an attractive village of two distinct parts, Bulmer Tye with pub and primary school and Bulmer situated about a mile away, the oldest part of the village with a 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.

## Access

Halstead 5.9 miles	Ipswich 22.8 miles
Sudbury 2 miles	Bury St Edmunds 20 miles
Colchester 16.2	





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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## Additional information

Services: Main water, electricity and shared private drainage (septic tank)

Oil fired heating to radiators. EPC rating: F

Council tax band: C Broadband: Yes

Tenure: Freehold Construction type: Timber framed and brick

Conservation area: No Listed ID: 1337897

Broadband speed: up to 14 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. [DAVIDBURR.CO.UK](http://DAVIDBURR.CO.UK)

## Contact details

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**DAVID  
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