



**Shop Hill Cottage
Alpheton, Suffolk**

**DAVID
BURR**



2 Shop Hill Cottages, Alpheton, Sudbury, Suffolk CO10 9BU

Alpheton is a rural village with Parish Church, standing about 3 miles north of the historic and well served village of Long Melford. The Cathedral town of Bury St Edmunds is about 9 miles north and in addition to its comprehensive amenities there is access to the A14 trunk road with fast links to Ipswich, Cambridge, the M11 and London.

This charming three-bedroom cottage in an idyllic rural setting set back from a no through lane surrounded by far reaching countryside views. The house offers an abundance of original character features throughout with some dating back to medieval times accompanied by a pretty cottage style garden and a range of useful outbuilding including a workshop.

A charming three bedroom cottage in a tranquil setting

The House

To the ground floor are three principal rooms each sitting from front to back filling the house with natural light with casement windows offering wonderful views over both the front and rear garden. An abundance of character is showcased throughout the downstairs with exposed timbers, flint and brick walls, chimney breasts and finished with a traditional Suffolk brick flooring throughout. You are initially welcomed by a central AGA kitchen with walk in pantry cupboard and further storage with reception rooms to either side that both enjoy fireplaces including an inglenook style fireplace to the sitting room with inset log burner.

To the first floor are three generous double bedrooms with exposed chimney breast brick work, wide Oak and Elm floorboards and elevated views over the garden and far-reaching countryside that surrounds the cottage. These rooms are accessed via two separate staircases however they are interlinked as well at first floor via a walk-in wardrobe, serviced by a four-piece bathroom suite to ground floor that includes a roll top bath and separate newly fitted walk-in shower. The cottage has been wonderfully preserved by the current owners maintaining many of the original features whilst making tasteful, in keeping improvements both inside and out.

Outside

Set back from a quiet no through lane the property is accessed via a brick paved footbridge over a small brook with brick footpath leading to the front door. The cottage style garden that the house sits within is one of the property's most attractive features and has clearly been a labour of love over many years with well stocked borders offering seasonal colour and small pond to the front that attracts a range of native wildlife. From the front the house is wonderfully picture farmed with its central footpath and established wisteria that weaves between the front door and surrounding windows.

The garden is predominantly laid to lawn and wraps around the cottage with established hedgerow boundaries and a magnificent horse chestnut tree sitting centrally in the rear garden. To the rear right boundary is a low-level picket fence allowing for wonderful unencumbered field views with neighbouring vegetable garden and a range of outbuildings including a large workshop with power and lighting offering a great space for hobbies or even for a home office with windows overlooking the grounds.

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

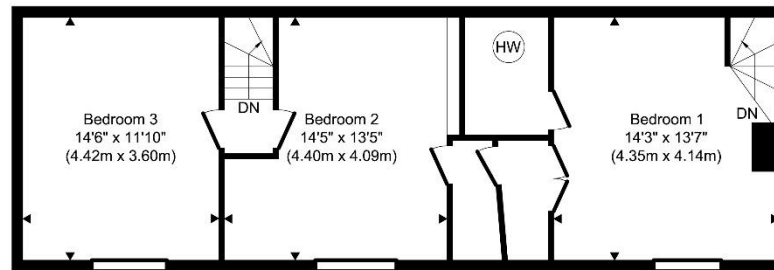
EPC RATING: Band TBC – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** D

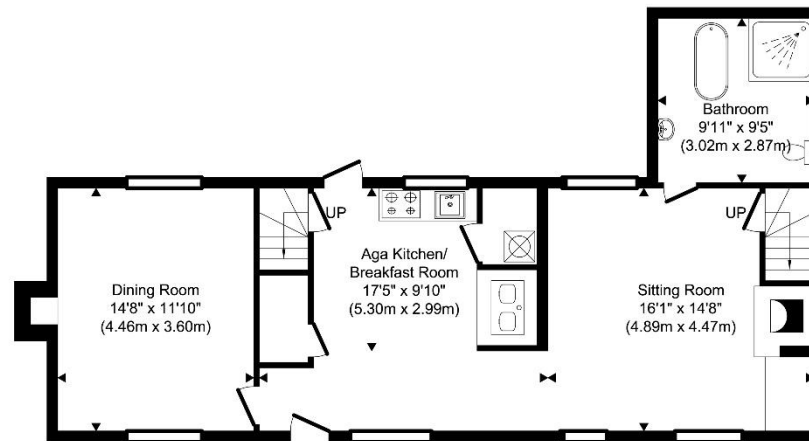
WHAT3WORDS: ///hasten.coverings.less

VIEWING: Strictly by prior appointment only through DAVID BURR.

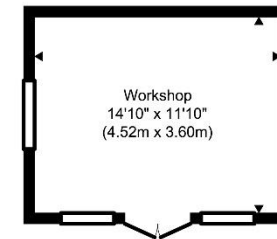
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First Floor
Approximate Floor Area
666.71 sq. ft.
(61.94 sq. m)



Ground Floor
Approximate Floor Area
765.85 sq. ft.
(71.15 sq. m)



Outbuilding
Approximate Floor Area
175.12 sq. ft.
(16.27 sq. m)

TOTAL APPROX. FLOOR AREA 1607.69 SQ.FT. (149.36 SQ.M.)
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