



KNOWLES COTTAGE
Belchamp St Paul, Essex

Carter Jonas

KNOWLES COTTAGE, KNOWL GREEN, BELCHAMP ST PAUL, ESSEX, CO10 7BY

- Long Melford 5 miles
- Sudbury 7 miles
- Colchester 22 miles
- Cambridge 27 miles

Listed Grade II as being of architectural interest
Original timber frame construction • Recently rethatched roofline • Contemporary extension to rear
Large inglenook fireplace • Wealth of exposed timbers
Pleasant 'tucked away' position • Generous mature gardens • Large garage with office potential

DESCRIPTION

Sympathetically renovated and beautifully maintained by the current owner, Knowles Cottage with its picturesque facade under a recently re-thatched roofline is the quintessential detached cottage that dreams are made of. Benefiting from a recent two storey 'linked' extension to the rear, Knowles Cottage provides a surprising level of accommodation, retaining and displaying a host of attractive characteristics and an internal inspection is unreservedly recommended to appreciate the qualities of the home on offer where the accommodation includes. Sitting room with inglenook fireplace, separate dining room, charming kitchen/breakfast room, three bedrooms (via three separate staircases) utility/rear hall, bathroom and separate shower room.

OUTSIDE

Knowles Cottage stands well back from a small lane in large mature gardens. There is ample parking and the recently constructed detached garage has been lined, with a view to converting to a studio/office or small annexe, the garage already has an adjoining shower room.

AN ENCHANTING 17TH CENTURY DETACHED COTTAGE SYMPATHETICALLY EXTENDED TO PROVIDE A SURPRISING LEVEL OF ACCOMMODATION IN A HOME OF EXCEPTIONAL CHARM AND CHARACTER.



LOCATION

Knowl green is a small hamlet approximately on mile from the main village of Belchamp St Paul. The historic market town of Sudbury is approximately seven miles distant, providing a comprehensive range schooling, shopping, recreational and cultural facilities.

Belchamp St Paul is a peaceful village in the north corner of Essex on the Suffolk Borders and is surrounded by open countryside. The village of Long Melford is about 6 miles which regularly features in the top 10 best villages of England and provides a good range of shops as well as a choice of pubs and restaurants. Sudbury (about 6 miles) is a busy market town with extensive amenities and facilities including a railway link to London Liverpool Street.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity, Private drainage
Oil fired central heating
Log burning stove

Local Authority: Braintree District Council

Council Tax: Band C

Viewing: By appointment with Carter Jonas
T: 01787 882881

What3Words ///magically.decoder.option



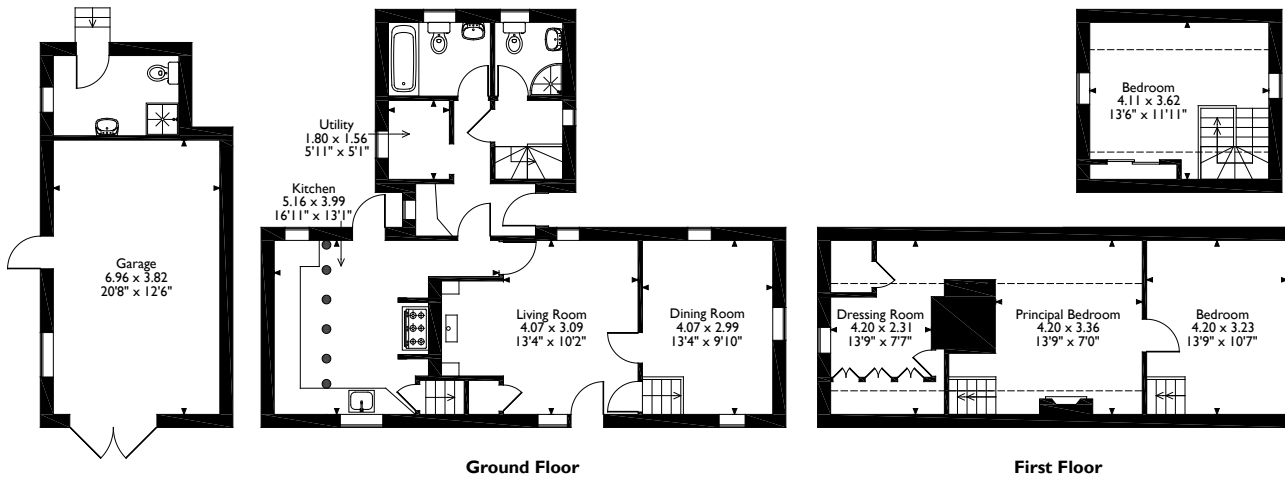
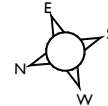
Knowles Cottage, Belchamp St Paul, Essex

Approximate Gross Internal Area

Main House = 105 Sq M/1131 Sq Ft

Garage = 30 Sq M/323 Sq Ft

Total = 135 Sq M/1454 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Suffolk 01787 882881

suffolk@carterjonas.co.uk

Little St Mary's, Long Melford, Suffolk, CO10 9LQ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.