



KIMSON COTTAGE

Ducks Hall Lane, Cavendish, Suffolk

Carter Jonas

KIMSON COTTAGE, DUCKS HALL LANE, CAVENDISH, SUFFOLK, CO10 8AL

- 3 miles to Long Melford
- 3 miles to Clare
- 6 miles to Sudbury

3 Bedrooms • Detached Period Cottage • 2 Reception Rooms • 2 Bathrooms • Residents Parking • Double Garage/Workshop • Spacious Gardens • Full Planning for rebuild of garage with office above DC/22/1763/HH • Garden Room • Boot Room • Covered Terrace
EPC rating D

DESCRIPTION

Kimson cottage is ahead of its time - believed to date back to the 18th Century, the property not only offers charming original features, such as exposed timbers and a new Reed thatch, it also provides modern and sustainable infrastructure such as solar panels, air source heating, and a wood pellet boiler to ensure this cottage is moving with the times and ensuring it is occupied happily for another 200 years. The kitchen with original brick flooring is complimented by a large vaulted oak extension with a mass of glass apertures to appreciate the far-reaching views, a further two reception rooms offer cosy retreats with feature fireplaces and natural beams, a further downstairs bedroom/ideal home office and a newly fitted downstairs shower room and boot room completes the ground floor. Upstairs via two separate staircase offers access to 3 bedrooms with principal having access to the family bathroom.

OUTSIDE

Owing to its tranquil setting, the property's internal features are matched with its external ones. Situated on a quiet, country lane, the cottage sits slightly elevated with far reaching views and abuts organic farmland, just on the outskirts of Cavendish.

A CHARMING THATCHED COTTAGE WHICH IS FORTUITOUSLY UNLISTED, AND HAS BEEN REFURBISHED WITH SUSTAINABILITY IN MIND, ABUTTING ORGANIC FARMLAND, WITH UNDULATING COUNTRYSIDE VIEWS, TUCKED AWAY DOWN A NO-THROUGH ROAD.



OUTSIDE CONTINUED...

Like the house, the gardens have been well thought out and designed with formal laid lawn, meandering to an orchard with a vegetable garden. The wraparound veranda offers a unique experience, with the perfect inside/outside terrace area, fitted with a pizza oven and boasts amazing views. Not only this but there is a variety of useful outbuildings, to include a workshop, perfect for classic cars/ storage with a built-in maintenance pit.

LOCATION

Cavendish is deservedly considered to be one of the prettiest villages in Suffolk, being centred around a picturesque village green with a fine parish church adjacent. With an impressive collection of both timber frame and brick built properties the village also benefits from a community village store, an historic village inn, and a primary school. Further amenities can be found at Clare (about 3 miles), Long Melford (3 miles), Sudbury (6 miles) and Bury St Edmunds about 15 miles.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: We have been advised the property benefits from a bore hole for water, has a septic tank, an air source heat pump, wood pellet boiler and 12 solar panels

Local Authority: West Suffolk Council Band E

Viewings: By appointment with Carter Jonas
Tel: 01787 882881

What3Words: ///endearing.sulk.infringe



Kimson Cottage, DucksHall Lane Cavendish, Sudbury, Suffolk

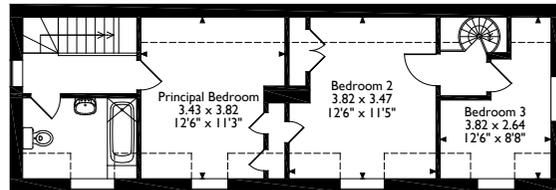
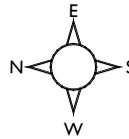
Approximate Gross Internal Area

Main House = 126 Sq M/1356 Sq Ft

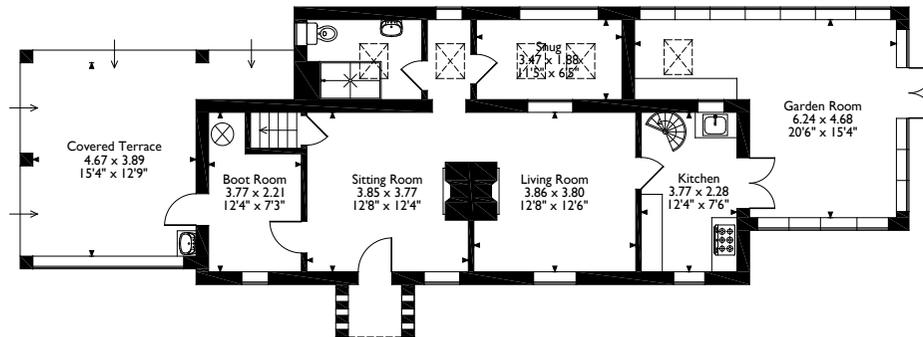
Garage = 38 Sq M/409 Sq Ft

Outbuilding = 37 Sq M/398 Sq Ft

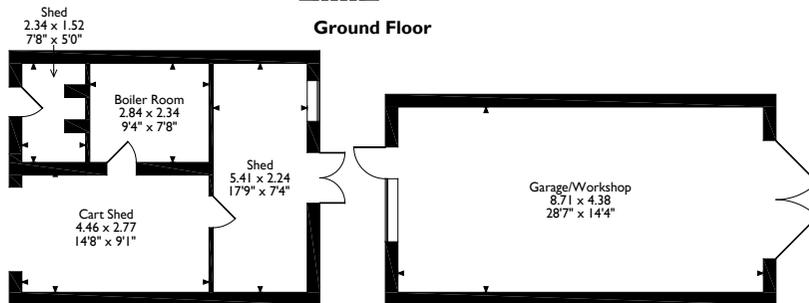
Total = 201 Sq M/2163 Sq Ft



First Floor



Ground Floor



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative



Long Melford 01787 882881

suffolk@carterjonas.co.uk

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

carterjonas.co.uk

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