



RED COTTAGE

Knowl Green, Belchamp St Paul, Essex

Carter Jonas

RED COTTAGE, KNOWL GREEN, BELCHAMP ST PAUL, SUDBURY, SUFFOLK CO10 7BY

- 7 miles to Sudbury
- 5 miles to Long Melford
- 19 miles to Bury St Edmunds
- 22 miles to Colchester

Detached 19th Century cottage • Attractive red brick construction • Wealth of exposed timbers • Fireplaces with fitted log burning stoves • Snug sitting room • Separate dining room • Garden room • Recently refitted kitchen • Three bedrooms (one with vaulted roofline) • First floor bathroom • Extensive parking • Attractive rear garden •
EPC rating D

DESCRIPTION

Dating back to the 19th Century and of traditional brick construction under a pitched and slate roofline. Red Cottage is an attractive detached cottage that retains and displays a number of period features including open fireplaces with fitted wood burning stoves, together with exposed studwork and ceiling timbers. Considerably improved and updated in recent years the cottage successfully combines period charm with modern influences including a recently refitted kitchen & bathroom suite. Presented in good decorative order, an internal inspection is unreservedly recommended to appreciate the qualities of the home on offer.

AN ATTRACTIVE DETACHED VICTORIAN COTTAGE RETAINING A HOST OF ATTRACTIVE CHARACTERISTICS AND PLEASANTLY SITUATED IN A QUIET HAMLET ON THE PERIPHERY OF THE VILLAGE.



OUTSIDE

Red Cottage stands in a slightly elevated position back from the road approached over a wide gravelled driveway providing extensive off-road parking for several vehicles. South east facing, the rear garden is an attractive feature of Red Cottage with a block paved terrace abutting the side of the garden room, areas of lawn having stocked and raised borders and a path leads to a further paved terrace positioned to take advantage of the afternoon and evening sun. the garden is enclosed by close boarded fencing and an attractive high red brick wall. There is a purpose-built kennel and useful 7m garden shed.

LOCATION

Knowl green is a small hamlet approximately one mile from the main village of Belchamp St Paul.

Belchamp St Paul is about 3.5 miles from Clare and about 6 miles to the west of Long Melford both of which offers a good range of day to day amenities. Village amenities include a popular pub incorporating a shop, a primary school, toddler group, Church and community hall with tennis club. Sudbury is about 6 miles to the east with a wide range of amenities, including a branch line station connecting at Marks Tey for London's Liverpool Street (about 80 minutes).

ADDITIONAL INFORMATION

Tenure: Freehold

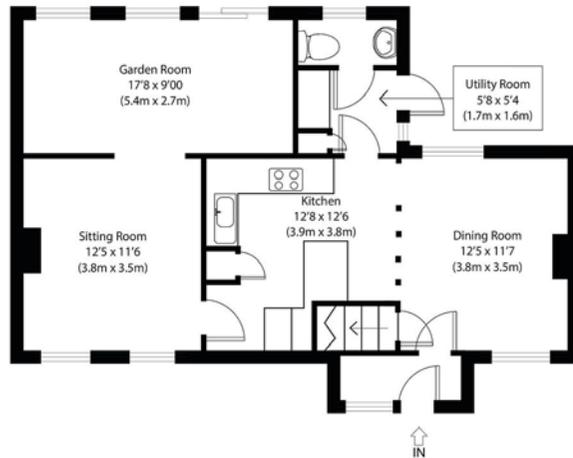
Services: Mains water & electricity connected. Drainage by private system. Oil fired central heating.

Local Authority: Braintree District Council - BAND D

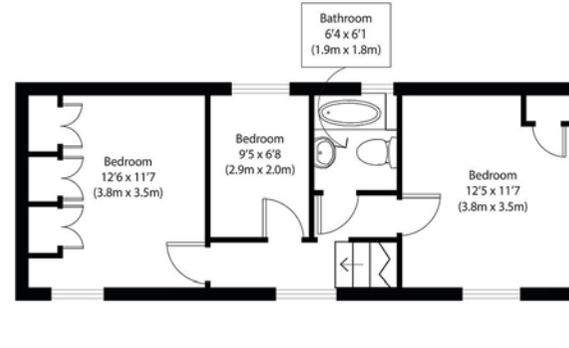
Viewings: By appointment with Carter Jonas
Tel: 01787 882881

What3Words: ///neckline.palettes.napped





Ground Floor



First Floor

Approximate Gross Internal Area
1130 sq ft (105 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.cjphoto.co.uk

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