



**LIME VIEW COTTAGE**  
High Street, Cavendish

**Carter Jonas**

## **LIME VIEW COTTAGE, HIGH STREET, CAVENDISH, SUFFOLK CO10 8AZ**

- Clare 2 miles
- Long Melford 4 miles
- Sudbury 6 miles
- Bury St Edmunds 16 miles

Sitting room • Dining room • Kitchen • Garden room • Utility • Cloakroom • 2 bedrooms  
2 bathrooms (1 ensuite) • Outbuilding and store.  
EPC rating D

### **THE PROPERTY**

Lime View Cottage is a charming and characterful extended property set back from the road in this highly desirable village location, approached by a pedestrian walkway and a beautifully tended front garden. The property was built circa 1800 and extended approximately 8 years ago, boasts a quiet position just off the High Street and benefits from spacious ground floor accommodation including a beautiful garden room.

The property is well presented throughout with good storage and lovely features including open fireplaces in the living and dining rooms, hardwood flooring and exposed beams in the first floor bedrooms. The dining room includes a pantry. Both bedrooms are of a good size, have private bathrooms and can be accessed by separate staircases. The fitted kitchen has an electric oven, gas hobs and integrated fridge and dishwasher, with a utility area and a lovely light garden/ breakfast room and cloakroom off this room.

## **A CHARMING & WELL-PRESENTED DETACHED COTTAGE WITH DELIGHTFUL GARDEN SUPERBLY LOCATED IN THIS POPULAR VILLAGE.**







## 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 and a collection of both timber frame and brick built properties. The village also benefits from a primary school, village store, public houses and a restaurant. Further amenities can be found at Clare, Long Melford, Sudbury and Bury St Edmunds.

## OUTSIDE

Lime View Cottage is set back in the plot and to the front there is a gated garden, beautifully presented and mainly laid to shingle with a variety of potted plants and shrubs. The front aspect of the property is South facing, largely enclosed by close panel fencing and offers a brick shed useful for storage. There is a further studio/office brick outbuilding which has a fireplace, power and light. The rear garden is landscaped and a path grants access from the side of the property and also from the garden room. A lovely feature of the rear garden is a walled partition with a stunning archway as it creates a lovely vista towards the back wall seen from the garden room and al fresco dining area.

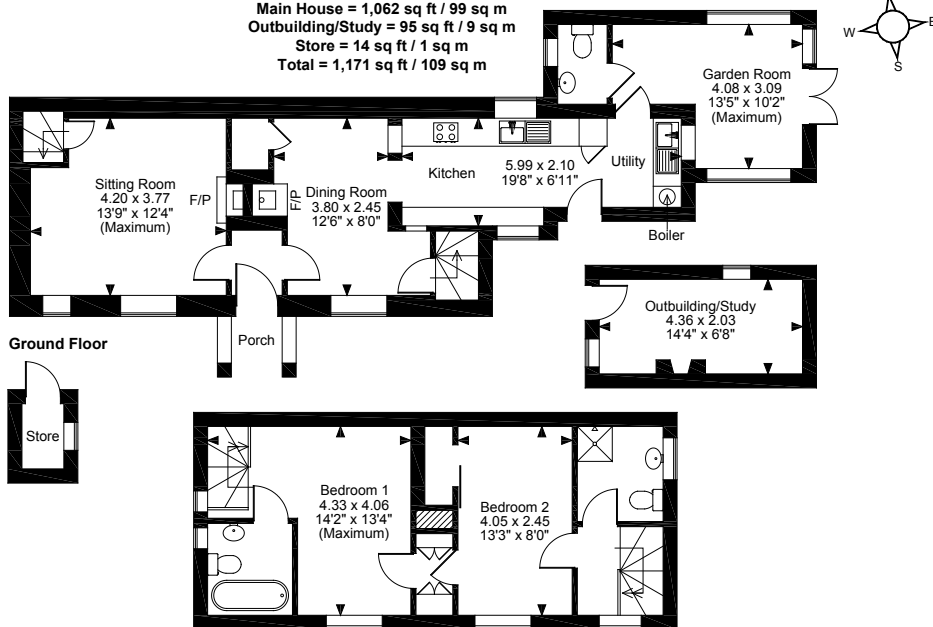
## ADDITIONAL INFORMATION

<b>Local Authority</b>	St Edmundsbury Borough Council Council Tax Band C
<b>Services</b>	Mains water, electricity and drainage. Gas fired central heating.
<b>Viewing</b>	Strictly by appointment through the selling agents - Carter Jonas Telephone 01787 882881

**Directions to CO10 8AZ** On Cavendish High Street the Bull Inn is on your right, Lime View Cottage is just beyond set back from the road.



**Lime View Cottage, High Street, Cavendish, Sudbury**  
**Approximate Gross Internal Area**  
**Main House = 1,062 sq ft / 99 sq m**  
**Outbuilding/Study = 95 sq ft / 9 sq m**  
**Store = 14 sq ft / 1 sq m**  
**Total = 1,171 sq ft / 109 sq m**

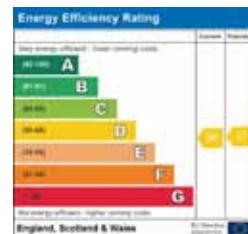


**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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