



**WILLOW HOUSE**

Bures, Suffolk

Carter Jonas

## WILLOW HOUSE, HIGH STREET, BURES, SUFFOLK, CO8 5HZ

- Colchester 9 miles
- Sudbury 5.5 miles
- Ipswich 21 miles

Sitting room • Music room • Study • Inner hall with cloakroom  
Reception room • Office • Utility/Gym • Large landing • Principal  
bedroom with dressing room/bedroom • 4 further double  
bedrooms • Sitting room • Kitchen/Dining room • Family  
bathroom • Shower room • Balcony • Workshop • 2 large store  
rooms • Boot room & cloakroom • Plenty of off-road parking  
Walled lawned garden

### DESCRIPTION

Willow House is a wonderful example of period architecture brought into the modern day with the emphasis on industrial style living, natural light, practical spaces and versatile living accommodation. The original property dates back to the 19th century and has some wonderful characterful features that was later extended and developed in the early 20th century.

You enter the property via the front door into the original part of the home and into sitting room with exposed floorboards, a cast iron wood burning stove and inglenook fireplace. Adjoining this room is another reception room, currently used as a music room which has a cast iron fireplace surround. Beyond this room is part of the later extensions and is used as a study with a wonderful bay window, plenty of storage and a door to the courtyard. Continuing through the property you come to the inner hallway with cloakroom under the stairs. Beyond this is a lobby which allows access to the reception room and home office space. The office was originally a village shop and still retains the external facade and "front door" and offers a huge variety of options which is currently used as a studio by the current vendors. There is an adjoining storage space and a utility/gym which also offers flexible accommodation that needs to be viewed to be truly appreciated.

The first floor is accessed from the inner hallway and enters into a magnificent landing with roof lantern offering plenty of natural light and additional ceiling height, there is also three storage cupboards for practical storage space.

**A QUIRKY AND SURPRISINGLY SPACIOUS 5/6 BEDROOM FAMILY HOME WITH AN ABUNDANCE OF VERSATILITY THAT OFFERS EXCELLENT WORK FROM HOME OPPORTUNITIES AND PLENTY OF ONWARD POTENTIAL IN THE HEART OF THE POPULAR VILLAGE OF BURES.**



The principal bedroom is in the original part of the property and is accessed through French doors which has two lovely sash windows and exposed floorboards. Adjoining this room is a large dressing room that could be used as another bedroom/nursery with feature fireplace. The living room is found at the highest point of the property which also has a substantial roof lantern offering plenty of natural light. There is a fitted kitchen/dining room in wonderful industrial style with exposed floorboards and plenty of entertaining space. The property offers 4 further double bedrooms, all of which are practically proportioned, a family bathroom and a separate shower room.

### OUTSIDE

The outside offers an important aspect of the property. Immediately from the property on the first floor is a large balcony which can be accessed from French doors from the kitchen or from the landing. The ground floor has a fantastic workshop, two former cold store rooms, boot room and cloakroom. You enter onto a shingled driveway from High Street which offers off-road parking for plenty of vehicles and a car port style undercroft beneath the balcony. There is a charming walled garden with a variety of mature plants and shrubs with a circular lawn.

### LOCATION

Bures is found on the Suffolk/Essex borders and has facilities including village shops, two pubs, a C of E Primary School with Ofsted 'Outstanding', a doctors' surgery and a branchline station which connects onto the mainline at Marks Tey for London Liverpool Street. Colchester is about 9 miles with highly regarded schools including Colchester Grammar for boys and Colchester High for Girls. Nearby supermarkets such as Waitrose, Sainsburys and Tescos can be found in Sudbury.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage.  
Oil fired central heating.

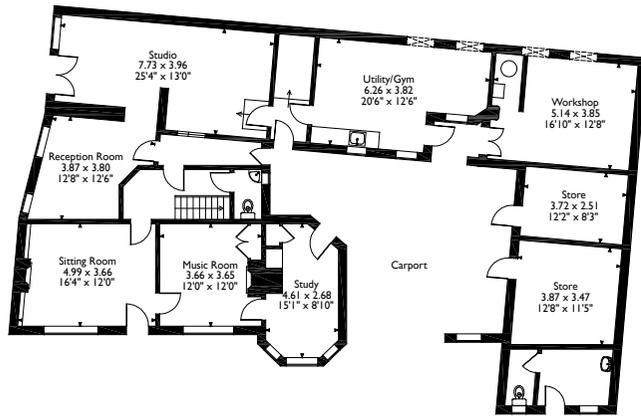
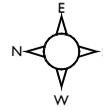
**Local Authority:** Babergh District Council

**Council Tax:** Band B

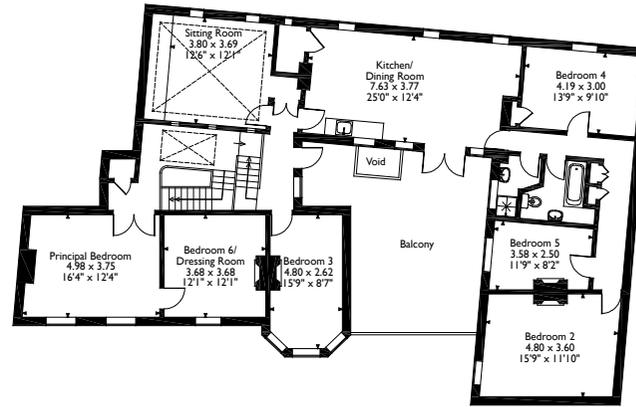
**Viewing:** By appointment with Carter Jonas.  
T: 01787 882881



Willow House, Bures, Suffolk  
 Approximate Gross Internal Area  
 Main House = 300 Sq M/3239 Sq Ft  
 Outbuilding = 51 Sq M/549 Sq Ft  
 Total = 351 Sq M/3788 Sq Ft



Ground Floor



First Floor

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.



Long Melford 01787 882881  
 suffolk@carterjonas.co.uk  
 Little St Mary's, Long Melford, CO10 9LQ

carterjonas.co.uk  
 Offices throughout the UK



**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 has 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.