



APPLE TREE COTTAGE
Belchamp St Paul, Essex

Carter Jonas

APPLE TREE COTTAGE, CHURCH STREET, BELCHAMP ST PAUL, SUFFOLK, CO10 7DQ

- 7 miles to Sudbury
- 15 miles to Braintree
- 19 miles to Bury St Edmunds
- 28 miles to Cambridge

Large open plan kitchen diner • Two inviting reception rooms • Office/Study • Two multi fuel burners • Underfloor heating in kitchen/diner • Cloak room • Four double bedrooms, • Ensuite shower room • Family bathroom • Large slit level patio • Large garden • Overlooking farmland • Village life

DESCRIPTION

Fronted by a private half-moon gravel driveway, bordered by well-established hedging and mature shrubs, Apple Tree Cottage offers everything you could want for a comfortable family lifestyle with stunning inside and outside space and delightful views over farmland. Viewing is encouraged to experience the delights of this property, from sash windows, solid oak floors, wooden interior doors with door latches, not to mention the beams. The superb extension offers a very impressive fully integrated kitchen with separate utility area, large central island, underfloor heating and flows into a spacious dining area, below a vaulted glass roof with bifold doors to two sides of this dynamic space, providing ample natural light and is a perfect entertaining space, with the large garden and substantial patio area just a step away. Two additional reception rooms, both with multi fuel burners, provide additional family living space and Apple Tree Cottage also has the benefit of an office/study for many of us still home working. Upstairs provides a spacious open and bright landing space, four double bedrooms with the principle benefiting from a dressing area and ensuite shower room and a spacious family bathroom with a walk-in shower and separate three-piece bathroom suite.

A BEAUTIFULLY POSITIONED, SYMPATHETICALLY EXTENDED FAMILY HOME, OFFERING A CONTEMPORARY FEEL WITH A CHARACTER TWIST, SITUATED IN THE VILLAGE OF BELCHAMP ST PAUL.



OUTSIDE

If you love to entertain or simply relax, this private unoverlooked garden will provide these opportunities, providing a two-tier patio area with creative space to offer a variety of individual spots and overlooks a large private garden, mainly laid to lawn, bordered by a large laurel hedge and with views across farmland. A perfect addition to this impressive family home in a peaceful rural location.

LOCATION

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 and private drainage. Oil fired central heating

Local Authority: Braintree

Council Tax: Band E

Viewings: By appointment with Carter Jonas
T: 01787 882881

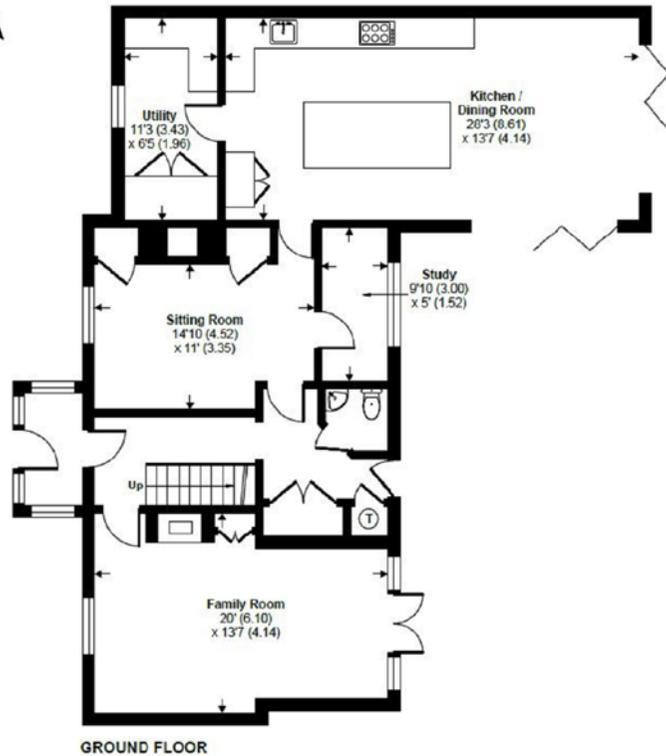
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Church Street, Belchamp St. Paul, Sudbury, CO10

Approximate Area = 2140 sq ft / 198.8 sq m

For identification only - Not to scale



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