



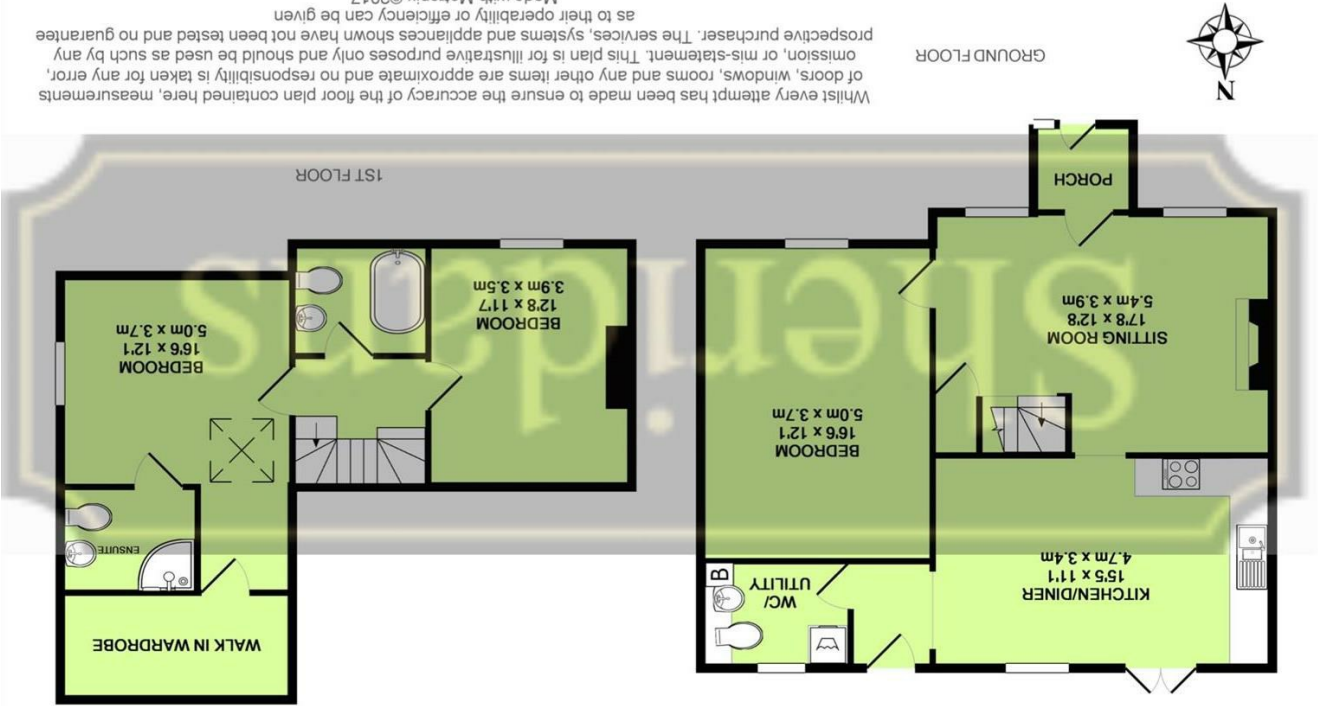
Skylark Cottage 1 Lower Road, Glemsford



Sheridans Estate Agents

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

England & Wales	
EU Directive 2002/91/EC	Climate
Not energy efficient - higher running costs	Planned
(1-20)	
(21-30)	
(31-40)	
(41-50)	
(51-60)	
(61-70)	
(71-80)	
(81-90)	
(91-100)	
Average energy efficient - lower running costs	
Energy Efficiency Rating	
EU Directive 2002/91/EC	Climate
Not energy efficient - higher running costs	Planned
(1-20)	
(21-30)	
(31-40)	
(41-50)	
(51-60)	
(61-70)	
(71-80)	
(81-90)	
(91-100)	
Average energy efficient - lower running costs	
Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	Climate
Not energy efficient - higher running costs	Planned
(1-20)	
(21-30)	
(31-40)	
(41-50)	
(51-60)	
(61-70)	
(71-80)	
(81-90)	
(91-100)	
Average energy efficient - lower running costs	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Skylark Cottage 1 Lower Road, Glemsford CO10 7QU

Guide Price £375,000

A beautiful Grade II Listed cottage that has been extended and remodelled to provide generous accommodation set in a striking location, with far reaching views

This delightful and historic Grade II listed, 3-bedroomed cottage has undergone a programme of meticulous renovation, sympathetic re-modelling and extension which retains its inherent character and charm whilst providing generous, versatile family accommodation, taking full advantage of its idyllic Stour Valley location. The original cottage is of traditional timber frame construction beneath a thatched roof and Suffolk County records can trace its history back to the early 1600s. The current owners have taken great care to restore and maintain the integrity of original features such as exposed timbers, lath and plaster walls and a fine period fireplace, preserving the unique character of this lovely cottage whilst ensuring it also provides a stylish and practical home which appeals to the needs of today's lifestyles. All works have been completed to a high specification and the property benefits from being chain free and a viewing is highly recommended

### Accommodation

The accommodation, in brief, comprises entrance porch, with leaded window, tiled flooring and attractive carved wooden door leading to the sitting room. The sitting room (17'8" x 12'8") is situated in the older part of the cottage and thus affords characteristics from this period. The exposed brick chimney breast and fire place are the focal point of the room, with exposed wall and ceiling beams being fine features. Modern wooden turning staircase, with useful storage cupboard under, leads to first floor. Steps lead to the bedroom/family room (16'6" x 12'1"); a versatile and generous room affording fine views across open countryside. The superb kitchen dining room (15'5" x 11'1") is a stunning area for family living or from which to entertain. It has been fitted with a range of base, wall and display units complimented by granite style work surfaces and tiled flooring. Integrated oven, hob, extractor hood, dishwasher and wine cooler. It is a light and bright room with French doors and windows to the paved terrace ideal for al fresco dining whilst taking in the stunning views. The rear lobby, with wooden stable door to rear garden, also gives access to the cloak/ utility room. This room is well designed with plumbing for washing mashing and fitted with a back to wall wc and vanity wash hand basin. Fuse box and cupboard housing a new central heating gas boiler.

The landing gives access to both bedrooms and to the family bathroom. The double guest bedroom (12'8" x 11'7"), is a charming room with a beamed vaulted ceiling, chimney breast and loft hatch. The master suite (16'6" max x 12'1") again offers a stunning vaulted ceiling with a velux roof light and a further side window offers striking views. The room boasts a dressing area and a further walk in wardrobe space (which also houses the pressurized water system). The well-appointed en-suite comprises corner shower cubicle, vanity wash hand basin and low level wc. To complete the stylish accommodation is the family bathroom; fitted with a roll top bath, back to wall wc and vanity wash hand basin; fully tiled floor and walls.

### Outside

The property enjoys an idyllic location, with the garden wrapping around the house and affording fine views across undulating countryside from these. A wooden five bar gate leads to the gravelled driveway which provides ample off-road parking. The front garden is screen with a laurel hedge and is laid mainly to lawn with a hard standing area and seating space towards the front of the property. A paved path, along with the garden, leads around the side and to the rear of the property, which is private and further offers fine views. A paved terrace, ideal for alfresco dining, adjoins the property and steps from this lead up to the lawned garden area. The garden is enclosed with post and rail fencing to fully appreciate the outstanding views. The property also benefits from outside lighting.

### Situation

Glemsford is situated between the popular and picturesque villages of Long Melford and Clare. The property lies on the edge of the village on the A1092, an attractive route linking these villages and the neighbouring highly regarded village of Cavendish and close to the village Farm Shop. The village has a thriving community and a wide range of amenities including primary school, village stores and Post Office, general stores, public houses, doctors surgery and a number of recreational options. Glemsford is a village surrounded by open countryside yet is still only about 7 miles from Sudbury, which offers excellent rail links to London and the attractive market town of Bury St Edmunds can be found about 11 miles away to the north. There are excellent commuting links to Cambridge and Stansted airport, both being under 30 miles and, subject to traffic, about an hours drive away.

- Period cottage offered in excellent condition through out
- Picturesque location inbetween sought after villages
- Fully refurbished
- Sitting room with fireplace
- Impressive kitchen dining room
- Rear lobby and cloakroom with utility area
- Ground floor bedroom/family room
- Master bedroom with en-suite and walk in wardrobe
- Guest bedroom and family bathroom
- Ample off road parking and attractive gardens

### Services

Mains gas, electric and water. Septic tank drainage. Gas fired central heating

### Council

Babergh District Council - Council Tax Band C

### Directions

Upon leaving Long Melford proceed west along the A1092 signed towards Clare and Cavendish. Proceed past the village sign 'Glemsford' and the property will be found along this pretty road on your right, marked by a Sheridans For Sale board.

