



AN ATTRACTIVE COTTAGE WITH FABULOUS GARDENS AND IDYLIC RURAL SETTING

Thistledown, Assington Green, Stansfield, Sudbury, Suffolk CO10 8LZ

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ESTABLISHED 1966

Thistledown
Assington Green
Stansfield
Sudbury
Suffolk CO10 8LZ

- *Clare 4 miles*
- *Long Melford 9 miles*
- *Bury St Edmunds 11 miles*
- *Newmarket 12 miles*

ENTRANCE PORCH | SITTING ROOM | DINING AREA |
HANDMADE KITCHEN | SNUG | LARGE CONSERVATORY |
4 BEDROOMS | 3 BATHROOMS | DOUBLE CART-LODGE
SUMMERHOUSE | WORKSHOP | **ALL IN AROUND 0.43-ACRE**

Situated within this semi-rural hamlet, Thistledown is an attractive period cottage, built of traditional timber-frame construction with colour-washed rendered elevations underneath a clay pan-tiled roofline. The property has been subject to many considerable improvements in the past, and cleverly utilised the characteristics and original features of the property together with modern nuances and comforts. As a result, the house offers generous, often double-aspect rooms with a good deal of natural light as well as views over the beautifully kept gardens.

The accommodation extends to around 2,200ft², comprising entrance porch with tiled floor, a stylish, attractive open-plan sitting and dining area with many exposed timbers, red-brick chimney breast housing a modern wood-burning stove, bressummer beam and glazed doors to the large conservatory with tiled flooring and fantastic views over the beautifully kept gardens.

The kitchen is fitted with a hand-painted Shaker kitchen with painted base and eye-level units, range cooker with extractor over, space for fridge, integrated dishwasher and fitted water softener as well as access to the utility room with door to the rear lobby and cloakroom. To the east is an attractive further reception room with red-brick fireplace and some handmade painted cabinetry to the side.

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Guide: £675,000



The first floor is accessed via two staircases, with a master bedroom with views to the front, fitted wardrobes, drawer storage and opening to a shower cubicle with hand basin. The three further bedrooms are served by a family bathroom with tongue-and-groove panelling. There is a large attic space providing further potential for conversion (subject to the usual planning permissions).

Outside

The property is approached from the village lane onto an extensive gravel parking area with provision for numerous vehicles, leading up to a detached garage and store.

There is pedestrian access to the side, giving way to some beautifully kept formal gardens with terrace with pergola housing a mature and successful vine, and the remainder of the gardens being laid to formal lawns with a number of well-stocked flower beds.

There are a number of outbuildings, providing enormous scope for studio space or those seeking a base to work from home. There is a well-made summerhouse with sash windows and electricity connected. There is also a large workshop together with 2 sheds, greenhouse and polytunnel.

Agent's Note

The attached neighbour enjoys a right-of-way through a passageway to the left of Thistledown leading to the respective rear gardens.

Services

Mains water and electricity, and private drainage via septic tank Oil-fired heating.

Council Tax Band – E – West Suffolk

EPC rating - E

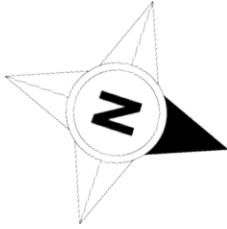
Directions

Leave Bury St Edmunds on the A143 for approximately 11 miles, through the villages of Horringer and Chevington. Take the left turning signposted Denston and Stansfield and continue along this village road for around 2 miles, taking a right turn signposted Assington Green. Take the next right-hand turn where Thistledown will be found set back on the right-hand side.

FIXTURES AND FITTINGS:

Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation





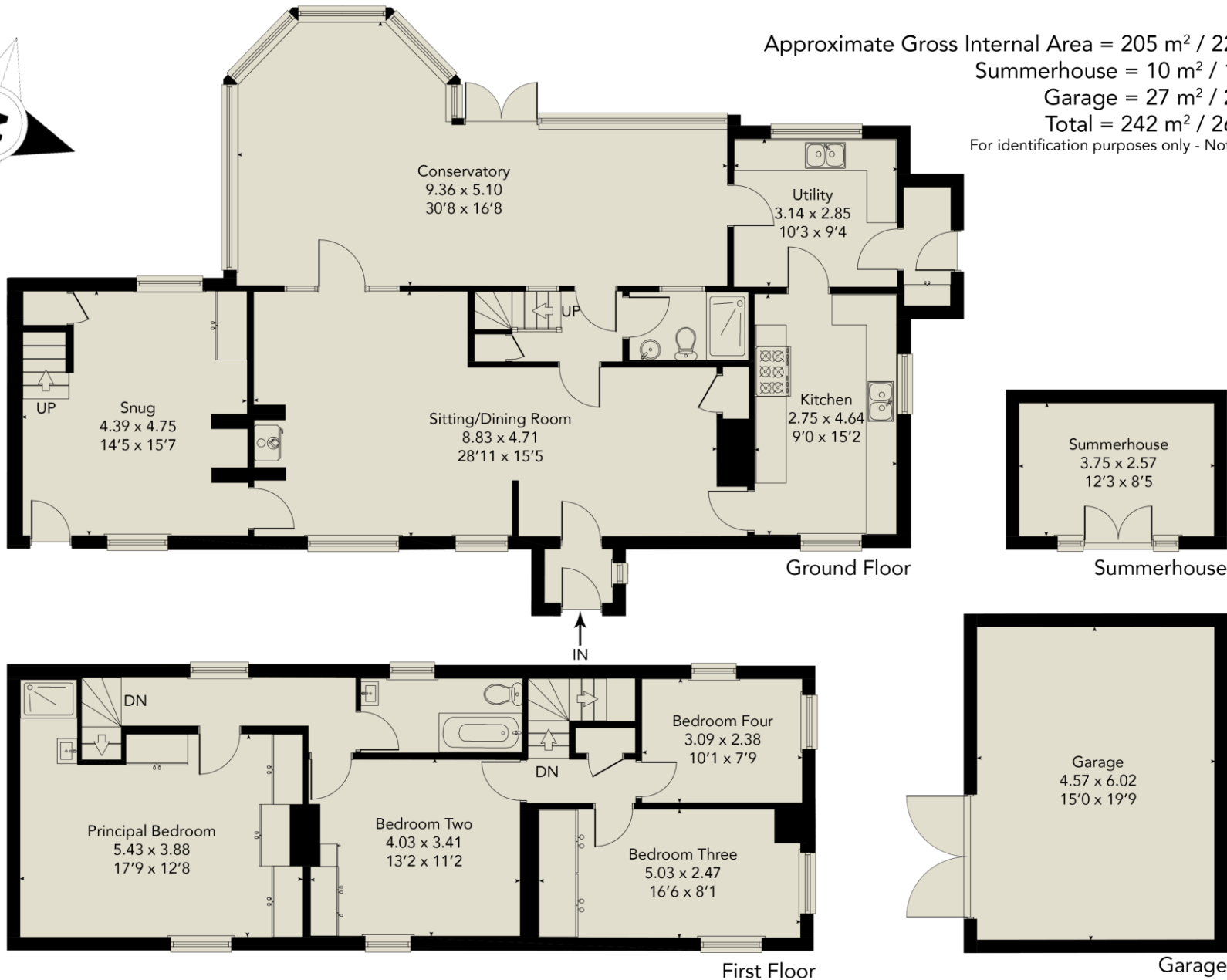
Approximate Gross Internal Area = 205 m² / 2206 ft²

Summerhouse = 10 m² / 107 ft²

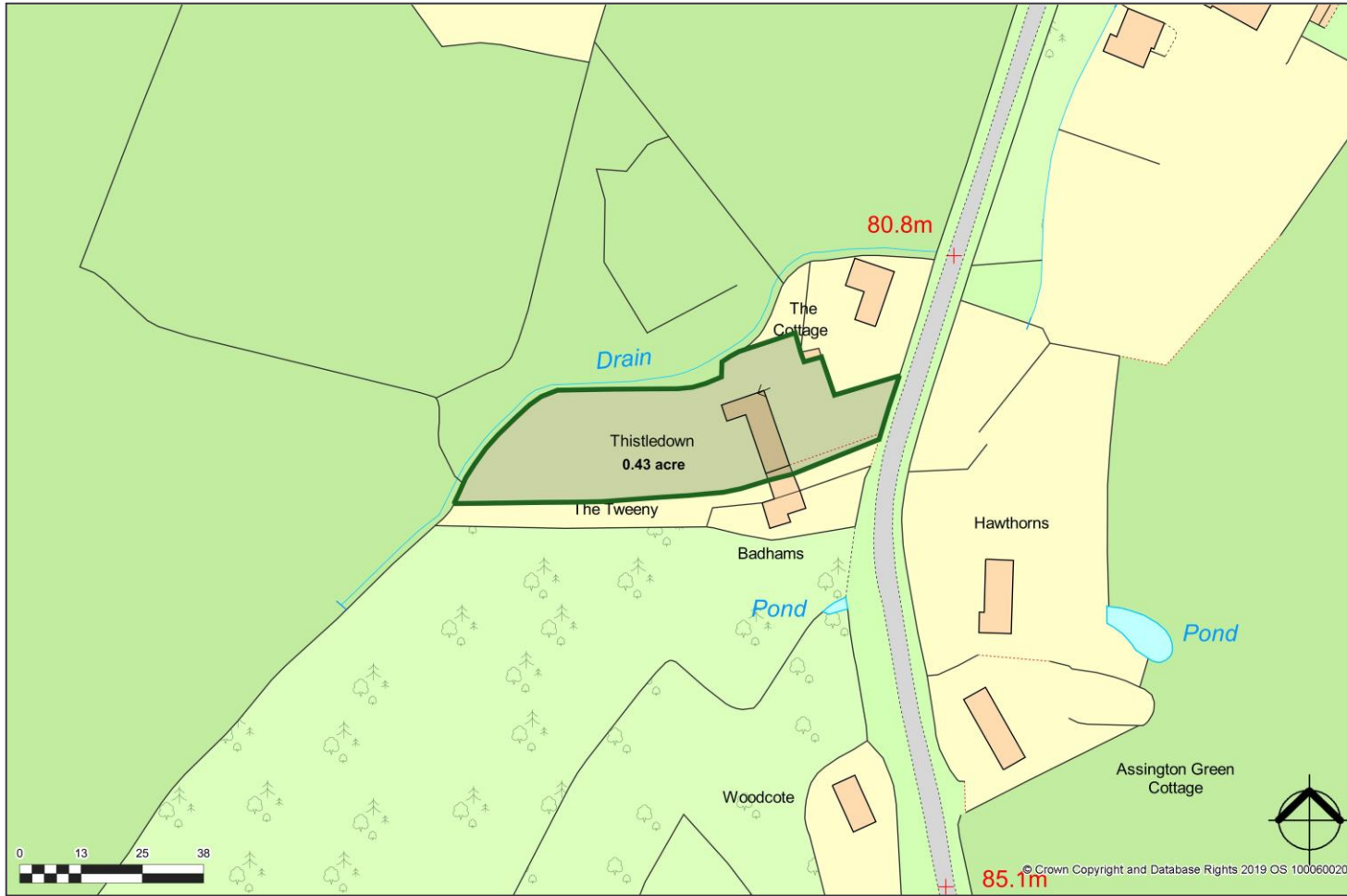
Garage = 27 m² / 291 ft²

Total = 242 m² / 2604 ft²

For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Produced on behalf of Bedfords Estate Agents © 2023





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