

DAVID
BURR



4 Hall Cottages

Belchamp St. Paul, Suffolk

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Church Street, Belchamp St. Paul, Suffolk CO10 7DJ

A charming three-bedroom cottage in the heart of the beautiful village of Belchamp St Paul, surrounded by the rolling countryside of the Essex/Suffolk border. From the moment you arrive, there is plenty to like. The pretty red-brick façade, climbing greenery and distinctive blue front door give the cottage a wonderfully welcoming character, while inside there is a lovely sense of warmth and individuality. The accommodation is comfortably arranged with three bedrooms, a cosy sitting room with an attractive brick fireplace. The kitchen has a relaxed, country feel with painted cabinetry, open shelving and colourful patterned tiles, creating a practical and characterful space for everyday cooking. Upstairs are three bedrooms, each with its own charm, the rooms offer flexibility for a family, couple working from home, or those simply wanting a little extra space. Outside, the cottage enjoys a good-sized established garden, with lawn, mature planting, greenhouse, garden shed and plenty of space for outdoor dining, or enjoying a quiet morning coffee. It is a particularly lovely feature for a village cottage and gives the house a feeling of space and privacy. Belchamp St Paul is a wonderfully peaceful rural village, surrounded by open countryside and country lanes, yet within easy reach of the amenities of nearby Clare and the wider Suffolk/Essex border. It is a place for countryside walks, slower weekends and enjoying the simple pleasures of village life. A characterful three-bedroom cottage with a generous garden, in a beautiful rural setting a lovely place to call home.



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PROPERTY INFORMATION

- Bedrooms: 3.
- Reception Rooms: 2.
- Bathrooms: 1.
- Off-road parking.
- Services: Mains water, electricity. Oil-fired/multi-fuel heating. Mains drains.
- EPC: Band TBC.
- Communication Services: Broadband. Yes/No. Speed up to 1000mpbs upload and 1000mpbs download.
Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or <https://checker.ofcom.org.uk/>.

- Council Tax: Band D. £2,215.80 per annum.
- Local Authority: Braintree District Council.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

ABOUT THE AREA

Belchamp St Paul is a sought after village clustered around a picturesque green amidst open, undulating countryside. Village facilities include a very popular primary school a traditional public house with county-wide reputations for its food, a fine slate village hall and a parish church.

USEFUL INFORMATION

Towns and Villages

Bury St Edmunds (19 miles)

Cambridge (28 miles)

Newmarket (19 miles)

Sudbury (7 miles)

Clare (2 miles)

Pubs and Restaurants

Half Moon Inn, Belchamp St. Paul

Willow Tree Farm Shop & Cafe, Glemsford

The Weeping Willow, Bury St Edmunds

The White Horse, Withersfield

The Three Ways Country Pub and Restaurant

The Crown, Hartest

The Queen's Head, Hawkedon

Schooling

Belchamp St. Paul C of E Primary School

Barnardiston Hall Preparatory School (8 miles)

Culford School (22 miles)

The Perse School (28 miles)

Train Stations

Audley End (20 miles)

Cambridge (28 miles)

Bury St Edmunds (19 miles)

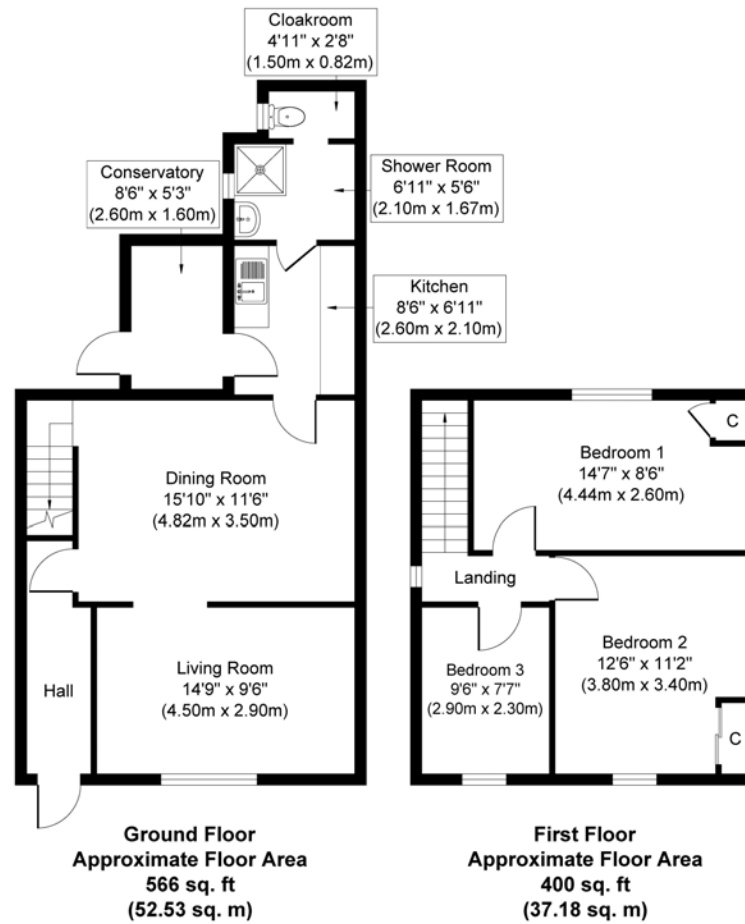
The logo for David Burr, featuring the name "DAVID BURR" in a serif font, with "DAVID" on the top line and "BURR" on the bottom line, enclosed in a square border.

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FLOORPLAN



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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