



PUMP HOUSE

Great Waldingfield, Suffolk

Carter Jonas

PUMP HOUSE, GARRISON LANE, GREAT WALDINGFIELD, SUFFOLK, CO10 0RP

- Long Melford 4 miles
- Sudbury 4 miles
(Rail link to London's Liverpool Street)
- Bury St Edmunds 15 miles

Utility/boot room • Kitchen/breakfast room • Dining room • Garden room • Reception room • Downstairs cloakroom • 4 large double bedrooms • Family bathroom • Double carport • Single garage/workshop • Home office/gym/annexe • Gardens • Parking.

DESCRIPTION

The property is discreetly positioned within the village of Great Waldingfield tucked down a no through lane. According to its Grade II Listing, the cottage probably dates from the early 18th century with later alterations. Formerly two cottages the property offers flexible living accommodation throughout. Comprising of a utility/boot room, leading into the open plan kitchen/breakfast room, with an adjacent dining room and further garden room. There is a large hallway from the front, providing access to a generous reception room with a substantial fireplace. The property is well presented throughout which compliments the period features which include exposed wall and ceiling beams and a central inglenook fireplace.

OUTSIDE

The cottage is recessed within its generous plot of some 0.56 of an acre with ample parking to the front and side, with a double bay carport. The rear garden offers a good deal of privacy, where a large split level terrace defined by a retaining wall leads up to the main lawn with small woodland beyond, which lead to the village playing fields. The single garage/workshop would make the perfect home office, with a first floor spanning the width offering onward potential in the way of an annexe/holiday let.

A DELIGHTFUL GRADE II LISTED DETACHED HOUSE OCCUPYING AN ENCHANTING TUCKED AWAY LOCATION WITHIN THE CENTRE OF A THRIVING VILLAGE WITH GOOD AMENITIES.



LOCATION

Great Waldingfield is a village around 3 miles from the market town of Sudbury in the Stour Valley. The main village has a small green, post office/general stores, public house and primary school together with a mixture of houses and cottages, with the main village being centred around the historic parish Church. Sudbury provides an excellent range of recreational and educational facilities. There is a modern swimming pool and leisure complex and small quay side theatre. The town station provides shuttle trains through to the main London and Colchester line with regular services to Liverpool Street (direct trains from Colchester take about 48 minutes). The village of Lavenham, one of England's finest preserved and medieval weaving villages is around 4 miles away containing a wealth of period houses and cottages, a stunning parish church and magnificent timbered guildhall. To the north is the Cathedral town of Bury St Edmunds providing further facilities and with good links by the A14 to Cambridge, the M11 and the East coast.

ADDITIONAL INFORMATION

- Tenure:** Freehold
Services: Mains water, drainage, electricity & gas
Gas fired central heating
Local Authority: Babergh District Council
Council Tax: Band D
What3Words: ///helpfully.farmer.misted



Pump House, Garrison Lane, Great Waldingfield

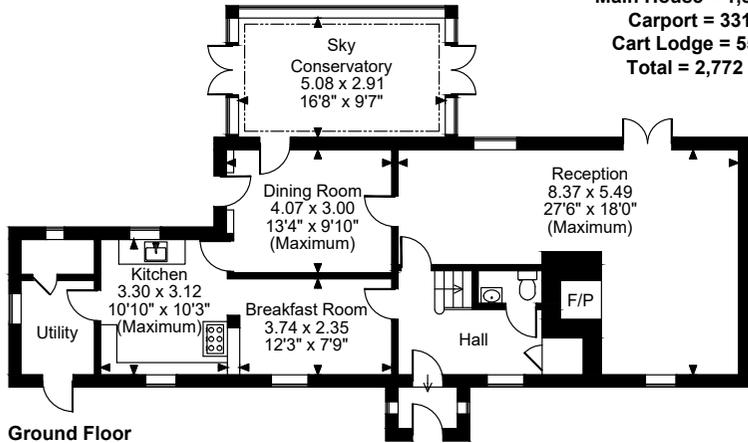
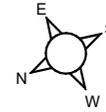
Approximate Gross Internal Area

Main House = 1,882 sq ft / 175 sq m

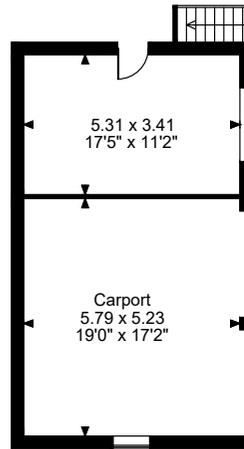
Carport = 331 sq ft / 31 sq m

Cart Lodge = 559 sq ft / 52 sq m

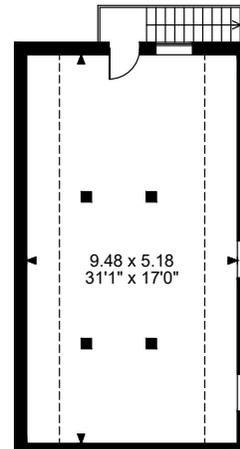
Total = 2,772 sq ft / 258 sq m



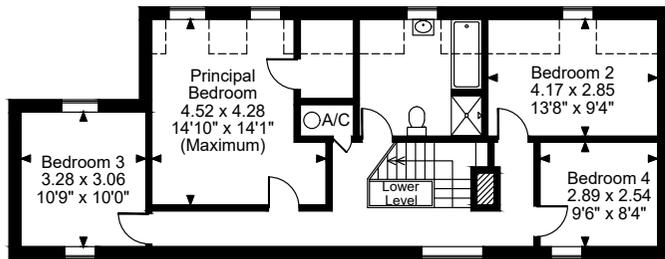
Ground Floor



Cart Lodge
Ground Floor



Cart Lodge
First Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

© ehoush. Unauthorised reproduction prohibited. Drawing ref. dig/8539599/RIB



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	48
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Long Melford

suffolk@carterjonas.co.uk

Little St Mary's, Long Melford, Suffolk, CO10 9LQ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

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 have 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.