



## **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

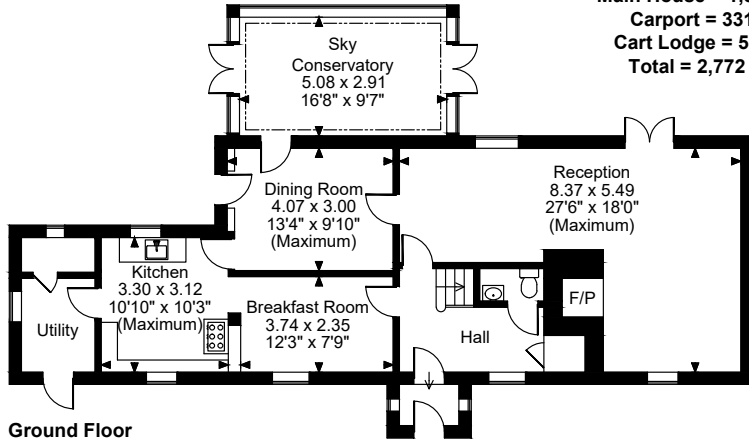
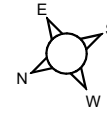
Approximate Gross Internal Area

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

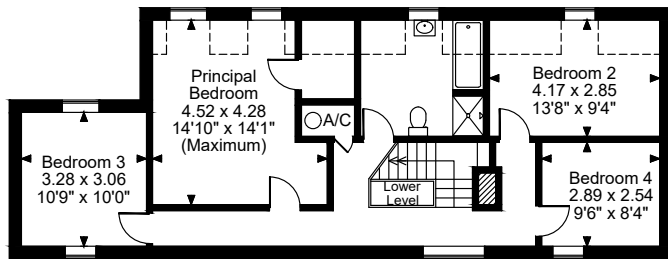
Carport = 331 sq ft / 31 sq m

Cart Lodge = 559 sq ft / 52 sq m

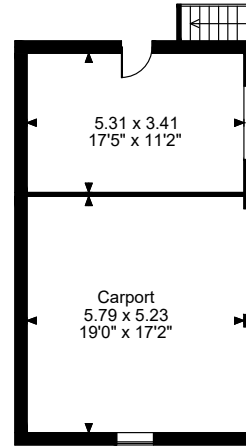
Total = 2,772 sq ft / 258 sq m



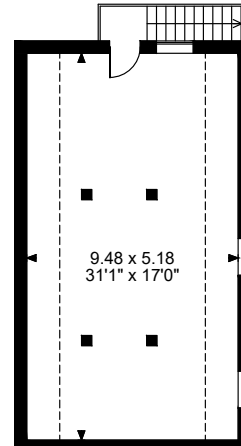
Ground Floor



First Floor



Cart Lodge  
Ground Floor



Cart Lodge  
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

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

## Long Melford

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