



KNIGHT

5 Fern Hill, Glemsford, Sudbury, Suffolk. CO10 7PR

£675,000  
Freehold



## PROPERTY DESCRIPTION

\*\*\* GUIDE PRICE £675,0000 - £725,000 \*\*\*

This stunning four bedroom detached Grade II Listed residence believed to have origins in the 16th century, showcases architectural and historical significance. Constructed with a timber frame and plaster under a combination of tiled and thatched roofing, this home has been tastefully extended and updated while preserving its period character. Delight in the exposed beams, mullion windows, original doors, and inviting wooden floors.

The layout provides a bright and airy ambiance with flexible living spaces over two floors. The ground floor welcomes you with a spacious reception hall featuring limestone flooring, a convenient under-stairs cupboard, and a modern shower room. A bespoke kitchen awaits, outfitted with wooden cabinetry, an Esse range cooker, an additional oven with an induction hob, and a wine fridge. The kitchen flows seamlessly into a light-filled dining room adorned with triple aspect windows and French doors leading to a terrace—ideal for alfresco dining experiences.

The well-proportioned sitting room features a cosy wood-burning stove, exposed timber elements, and a dual aspect that enhances its warmth. Adjacent to the sitting room, the study, which boasts original flooring and picturesque views, has previously served as both a fourth bedroom and a playroom.

Reaching the first floor involves two separate staircases; one from the hallway and the other from the sitting room. The original section of the home includes two double bedrooms—one with built-in wardrobes—and a shower room. The principal suite, located in the extended part of the property, is a magnificent vaulted double bedroom with built-in wardrobes and dual aspect windows that frame breath taking rural valley views.

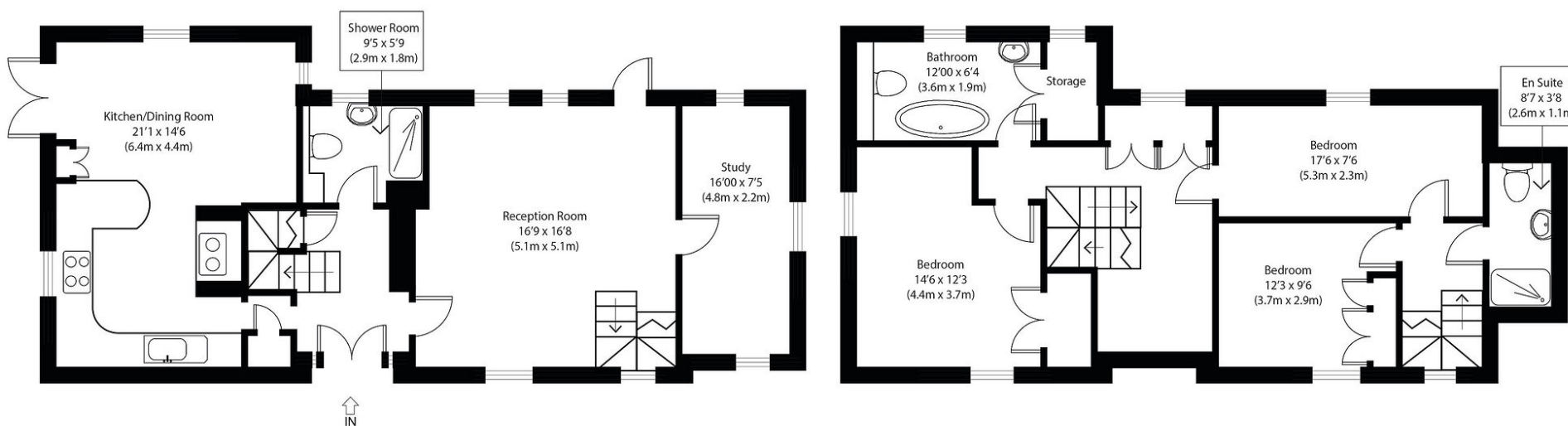
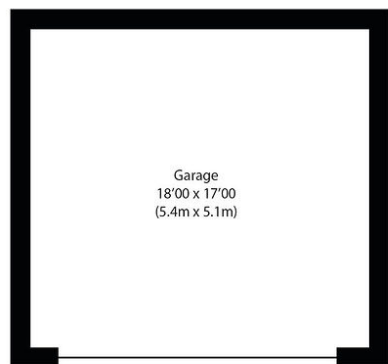
Accessed via steps, the property greets you with a lovely front garden and cottage entrance. The gardens envelop the home, providing a serene and private oasis. The dining room terrace is secluded, complemented by a decked area with a fire pit and a viewing platform, offering various spots to take in the spectacular valley scenery. A potting shed with power and light, along with a wildflower section, enhances the garden's appeal for local wildlife. The double garage with a roller door is conveniently accessible from the lane.

Nestled on Fern Hill in Glemsford, this property enjoys a highly sought-after location surrounded by picturesque countryside. Local amenities include a village school, post office, doctors' surgery, and diverse shops. The charming village of Long Melford and the bustling market town of Sudbury are just a short distance away, both offering a wealth of amenities and a train station providing convenient links to London Liverpool Street.

## ROOM DESCRIPTIONS

- *Four Bedroom Detached Cottage*
- *Grade II Listed*
- *Double Garage*
- *Picturesque Views*
- *Three Bathrooms*

- *Two Reception Rooms*
- *Spacious & Versatile Accommodation Spread Across Two Floors*
- *Well Presented Throughout*
- *Close to Local Amenities*
- *Open Plan Kitchen/Diner*



Ground Floor

First Floor

Approximate Gross Internal Area  
Main House 1650 sq ft (153 sq m)  
Garage 310 sq ft (29 sq m)  
Total 1960 sq ft (182 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.phototomsgroup.co.uk