



The Old House, Great Barton

Sheridans



The Old House, Livermere Road, Great Barton, Suffolk, IP31 2RZ

A substantial 16th-century house offering beautifully arranged accommodation enjoying an enviable village location close to Bury St Edmunds.

Situated within easy reach of the town, this elegant and substantial Grade II listed village house is believed to date back to the 16th century with later mid-19th century additions. The property has been subject to many improvements and alterations in recent years and offers beautifully arranged accommodation displaying a wealth of striking features arranged over two floors. The house is complemented by private mature grounds of around half an acre.

The elegantly proportioned accommodation is centred around a beautiful dining hall with superb exposed timber frame, generous ceiling height, polished oak flooring and an exposed red-brick inglenook with wood-burning stove. From here is access to the fabulous reception room, with a large sitting room divided by open studwork, having a cosy snug/study area and more formal space with inglenook fireplace and wood-burning stove. This leads onto a beautifully crafted timber-framed, full-depth 28ft garden room with underfloor heating under tiled floors, fitted blinds and incorporating the attractive brick-and-flint walls of the house. On the northern side of the dining hall is a well-proportioned family room with exposed timber frame, polished oak floors and two useful storage cupboards. The rear hall gives access to a large cloakroom and recently updated fabulous kitchen/breakfast room which has been tastefully finished, with a range of contemporary units incorporating granite worktops, integrated range cooker, washer and dryer, as well as a feature island and matching dresser.

On the first floor is a large, full-width landing with attractive carved 18th century archways and large storage cupboard. The fabulous master bedroom is a wonderful space and enjoys a double aspect, with built-in wardrobe and access to a large en-suite with attractive roll-top bath, large modern shower cubicle and linen cupboard. The four further double bedrooms are all particularly light and airy and boast fine views of the gardens. The accommodation is completed by a family bathroom and cloakroom.

Outside

The property stands in grounds of almost half an acre, being largely enclosed by attractive original brick-and-flint wall and set back from the road behind mature trees. A large gravel driveway provides parking for numerous vehicles, and there is a detached double garage with power and light connected.

The rear gardens enjoy a good deal of privacy through all seasons, with formal lawn, terrace, wealth of flowering plants, shrubs, trees and a range of original outbuildings offering tremendous potential for conversion / improvement which conceal behind them a further garden area.

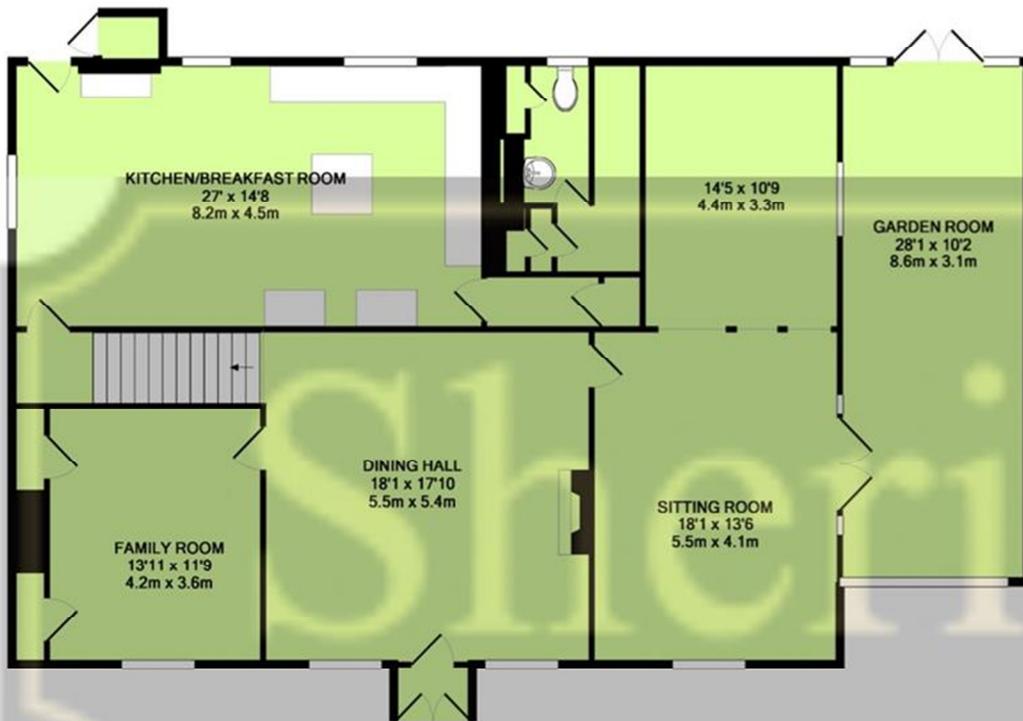
Location

The house enjoys a splendid setting almost hidden from the road behind magnificent mature trees in arguably the most desirable road within the village. Great Barton is a very desirable village with local facilities including a well regarded village primary school, village hall, garage with shop, post office and public house. The village is situated only a few miles from the historic market town of Bury St Edmunds and provides excellent access to the main road networks and London via the M11 motorway.

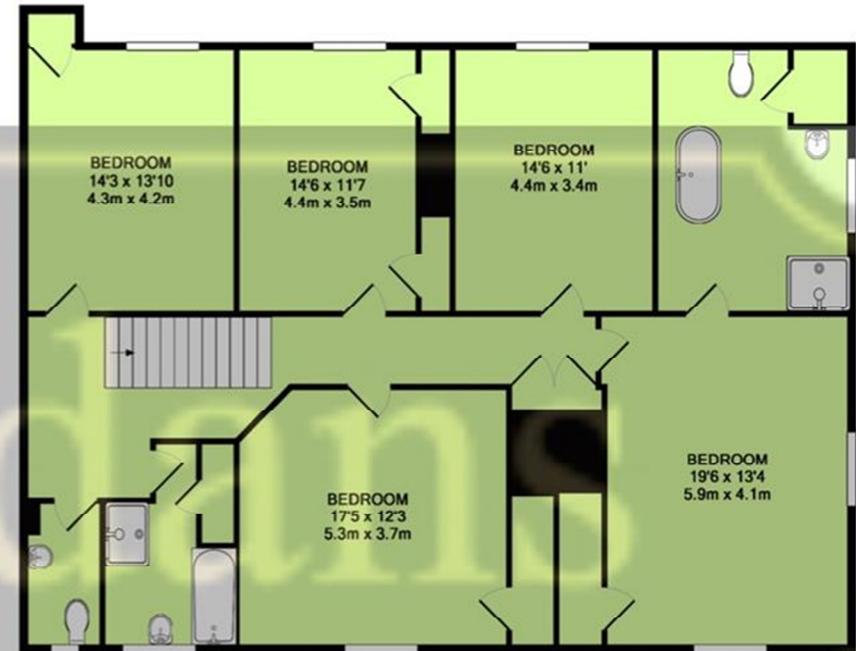
Directions

From Bury St Edmunds on the A143 proceed into Great Barton, turning left into Fornham Road. Follow the road and turn right into Livermere Road, where the entrance to the property will be found further on the right hand side prior to The Coppice.





GROUND FLOOR
APPROX. FLOOR
AREA 1742 SQ.FT.
(161.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1434 SQ.FT.
(133.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 3176 SQ.FT. (295.1 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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