THE
Mortimer
& Gausden
PARTNERSHIP

6 Barn Lane,
Bury St. Edmunds, IP33 1YH

Guide Price
£240,000

Quaint Two-Bedroom Cottage In A Charming Town Centre Location

Welcome to Barn Lane, a simply charming, two-bedroom cottage in a superb town centre location.

Believed to date back to the 16th century, this quaint home is constructed of masonry with traditional timber framing beneath a pan-tiled roof. Situated within a conservation area, Barn Lane holds charming aesthetic with a choice of cottages, whilst a stones throw from all of the amenities Bury St. Edmunds has to offer.

The property boast a collection of desirable features including exposed brickwork and beams, alongside an open-fire place, whilst remaining practical for modern day living with secondary glazing, uPVC double glazing to the rear and gas central heating.

Residential permit parking can be found outside the property.

- Wonderfully Presented, Two Bedroom Cottage
- Superb Town Centre Location
- Newly Fitted Kitchen With Integrated Appliances
- Abundance Of Charming Features
- Permit Parking
- Open Fire Place In Lounge
- Private Courtyard Garden
- A Truly Must See Cottage!

Ground Floor:
Upon entry you are greeted by a sizeable lounge complete with exposed beams and brickwork, perfectly framing a charming open fireplace adding an ambient focal point to the room.

A sizeable recess supports a beneficial space to use as an office but is currently fitted with storage and shelving.

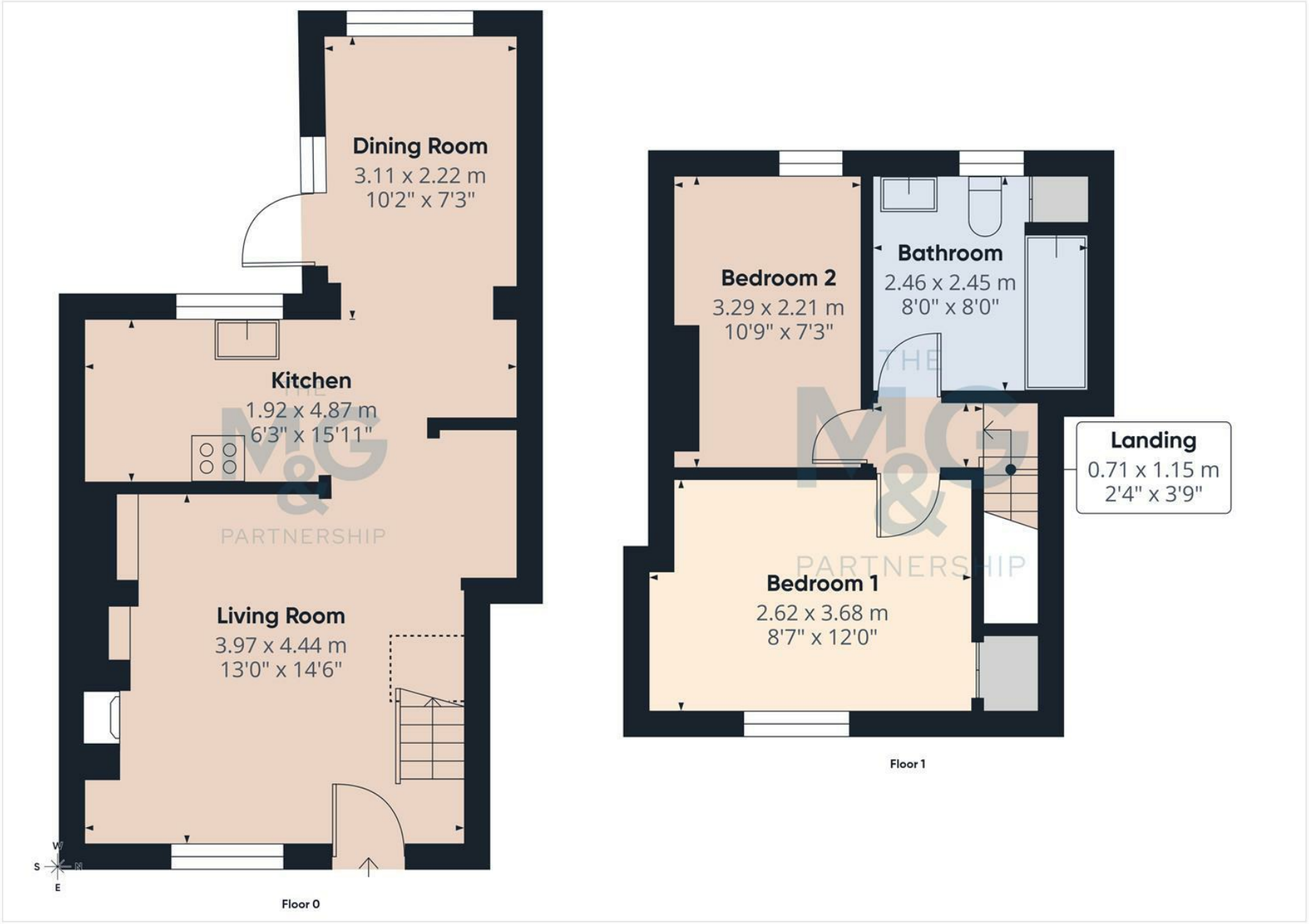
The galley-style kitchen has been newly installed in recent years, optimising both low and eye-level storage alongside integrated appliances behind a charming shaker-style fascia. The soft grey colours perfectly compliment the wooden worktop and ceramic sink. A uPVC double glazed window overlooks the private garden. The dining space sits adjacent to the kitchen creating a homely entertaining space with a door leading to the rear.

First Floor:
Upstairs, the landing holds access to two double bedrooms and bathroom. Bedroom one overlooks the front of the property and supports fitted storage, whilst bedroom two overlooks the rear and is currently utilised as an office / dressing room, but previously been a double guest room.

The three-piece bathroom suite is complete with wc, basin, shower over bath, heated towel rail and storage which houses the boiler. This has been serviced regularly.

Outside:
The private courtyard garden allows those who are particularly green-fingered to add a choice of potted colour whilst still upholding space for al-fresco dining. Gated right of way for the neighbouring property can be found albeit very rarely used.

Agent Notes:
EPC Rating - D
Council Tax - B (West Suffolk)
Conservation Area
All mains services connected
What3Words: ///chucks.justifies.cheered
Ofcom states Ultrafast is available
Ofcom states all providers are likely



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