THE
Mortimer
& Gausden
PARTNERSHIP

Hay Barn Mill Road, Brockley,
Bury St. Edmunds, IP29 4AR

Guide Price
£795,000

Exceptional contemporary barn conversion finished to an outstanding specification

Completed in 2022, this striking detached barn offers beautifully presented accommodation with a wonderful sense of space and light throughout. Designed very much with modern living in mind, the property combines impressive open-plan living areas with high-quality fittings and an extensive range of smart home technology.

The heart of the home is the spectacular open-plan kitchen/living/dining space with vaulted ceilings, dramatic glazing and a feature floating staircase. Finished to an exceptional standard, the property enjoys a sleek contemporary feel whilst remaining practical and welcoming.

In our opinion, the house would suit a variety of buyers, particularly families or professionals seeking a stylish, energy-efficient home with excellent entertaining space and luxurious bedroom accommodation.

With landscaped Mediterranean-style enclosed gardens, extensive parking, a double garage and an impressive range of eco-friendly and future-proof features, this unique home really must be viewed to be fully appreciated.

- Stunning detached contemporary barn
- Completed in 2022 to an exceptional specification
- Spectacular open-plan living accommodation
- Luxury fitted kitchen with Siemens appliances
- 3 Double bedrooms, all with en suite facilities
- CCTV, Eco Friendly technology throughout
- Double garage, extensive parking & private gardens

The property, which has an impressive A-rated energy performance certificate, benefits from a wide range of contemporary and eco-friendly features, including air source heat pump heating, high-performance glazing, solar panels, a mechanical ventilation heat recovery system, smart lighting controls and smart thermostats. The ventilation system filters incoming air whilst retaining around 80% of outgoing heat, ensuring the property enjoys a constant supply of fresh, dry air throughout. In more detail, the accommodation comprises:

Ground Floor
An entrance area with built-in storage opens into the stunning open-plan living space, undoubtedly the focal point of the home.

Designed around modern living and entertaining, this remarkable area is divided into three distinct sections whilst remaining beautifully open-plan. The sitting area includes French doors opening onto the gardens, whilst the spectacular dining area enjoys a dramatic double-height ceiling with bifold doors with glazed panels above, flooding the room with natural light.

The kitchen area has been beautifully fitted with an excellent range of contemporary units complemented by quartz worktop surfaces. Integrated Siemens appliances include an oven, a combi microwave oven, dishwasher, a full-height fridge and a full-height freezer. There is also a self-venting induction hob, a 4 in 1 Quooker tap, wine fridge and a separate bottle fridge. A particularly attractive feature is the concealed pull-out bar area, ideal for entertaining.

A side hall gives access to a cloakroom and has a door to the garage. An inner hallway includes a discreetly concealed utility/laundry area and additional storage.

The principal bedroom suite is located on the ground floor and includes a range of built -in wardrobes, a walk-in dressing room and a luxurious en suite shower room.

First Floor
A striking floating staircase with glazed balustrades rises to a superb galleried landing overlooking the dramatic double-height dining area below, enhancing the wonderful feeling of space and light throughout the property.

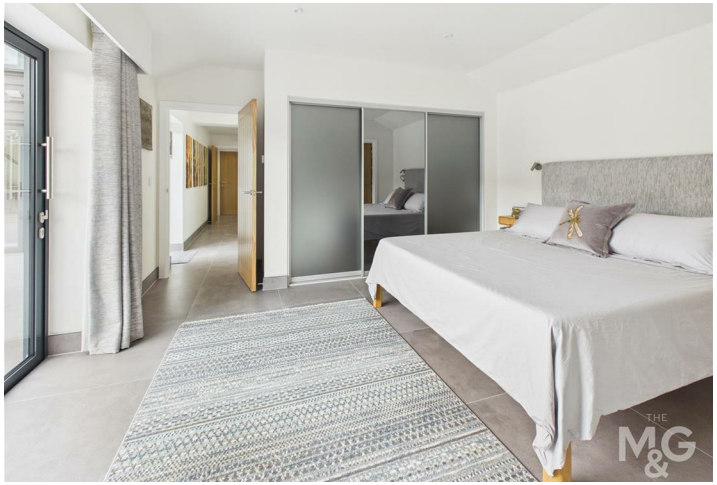
There are 2 further generous double bedrooms on this floor, both benefitting from fitted wardrobes and en suite facilities. Bedroom 2 includes an excellent range of additional built-in storage, an en suite shower room. There is also a glazed Juliette balcony overlooking the gardens. Bedroom 3 also enjoys fitted wardrobes together with an en suite bathroom.

Outside
The property is approached via a driveway providing extensive parking and access to the double garage. Above the garage is a substantial loft area offering excellent storage and the potential for conversion into further accommodation (subject of course to any necessary consent).

The rear gardens enjoy an excellent degree of privacy and shelter and have been attractively hard landscaped in a contemporary style with Mediterranean-inspired planting schemes. Extensive paved seating areas, outside lighting and sunny sheltered entertaining spaces combine to create the perfect environment for relaxing or social gatherings.

This truly exceptional home combines luxurious contemporary living with an extensive range of cutting-edge technology and energy-efficient systems, creating a superb 'house of the future' that must be viewed internally to be fully appreciated.

Energy Rating - A
Air Source Heat Pump, mains electric, water and drainage
Council Tax: F (West Suffolk)
What3Words: ///sweeten.jubilant.eaten
Broadband - Ofcom states Superfast is Available
Mobile Network - Ofcom states all providers are available



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mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE
01284 755526