Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

12 White House Barns, Elmswell, Bury St. Edmunds, Suffolk, IP30 9GY

This charming barn style terraced home occupies a unique private setting within communal grounds, centred around a pleasant courtyard.

The property offers a comfortable level of accommodation and combines all modern facilities with the character feel of a much older home. The attractive grounds include a pond, gardens, ample parking and a single garage.

- Unique terraced home in a delightful setting
- Easy access to all village amenities and A14
- Hall, cloakroom, sitting room, fitted kitchen, 2 bedrooms
- Gas fired central heating, sealed unit glazing
- Communal gardens, garage and ample parking
- NO UPWARD CHAIN – early viewing advised

Guide Price £189,950

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General Information

The property occupies a private setting at the end of a small lane just off the village centre. Elmswell offers excellent local amenities including: 2 general stores, post office, community centre, public house, church, nursery and a popular primary school. The village railway station provides easy access to Stowmarket and Bury St. Edmunds. There is a mainline rail link from Stowmarket to London Liverpool Street. The A14 provides a fast route to Ipswich and Cambridge.

The historic market town of Bury St. Edmunds is around 10 miles to the west and offers superb educational, recreational and shopping facilities. Stowmarket is around 5 miles to the east.

Whether you are looking for the perfect place to retire, a holiday home, investment opportunity or first time buy, this lovely property is bound to appeal. White House Barns is a small development of converted and new barn style homes centred around a landscaped courtyard. There are communal gardens which include a pond, lawn area and parking. There is also a single garage en bloc.

The property which benefits from gas fired central heating and sealed unit glazing is being sold with the benefit of having NO UPWARD CHAIN.

Tenure: The property is on a long lease of 999 years with approximately 981 years remaining. There is an annual ground rent of £100 per year and a service/maintenance charge of £951.13 per year. The annual insurance is 269.15.

COUNCIL TAX - BAND B

Directions
From Bury St Edmunds proceed on the A14 towards Ipswich and take the exit signposted Woolpit & Elmswell. At the roundabout take the 3rd exit and continue towards Elmswell, just after the Church turn left into School Lane and follow the road to the T junction. Turn left and follow the road over the railway crossing into Ashfield Road. The turning for White House Barns will be seen on the right hand side shortly before leaving the village and just before the new Ashfield Park development.

Entrance Hall 7'9 x 6'5 (2.36m x 1.96m)

Cloakroom

Sitting Room 18'4 x 8'7 (5.59m x 2.62m)

Kitchen 11'8 x 7'10 min (3.56m x 2.39m min)

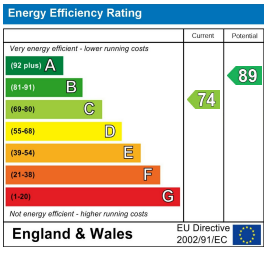
Bedroom 1 16'0 min x 8'7 sloping ceiling (4.88m min x 2.62m sloping ceiling)

Bedroom 2 7'10 x 7'6 min sloping ceiling (2.39m x 2.29m min sloping ceiling)

Bathroom 8'2 x 4'8 (2.49m x 1.42m)

Communal Gardens

Garage 18'10 x 8'8 (5.74m x 2.64m)



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