Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

14 Green Farm Lane, Barrow, Bury St. Edmunds, Suffolk, IP29 5DN

UNEXPECTEDLY AVAILABLE AND CHAIN FREE – This substantially extended detached house includes a SELF CONTAINED ANNEXE, making it perfect for large families or those with dependent relatives.

Occupying a well served village location and offering over 2000 sq ft of accommodation, this fantastic home is quite a find. The main house includes a large sitting room, superb kitchen/diner and stunning garden room/orangery. The annexe includes a large open plan kitchen/dining/living space plus a bedroom with en suite.

- Extended detached modern family home
- Adjoining self contained 1 bedroom annexe
- Spacious hall, cloakroom, large sitting room
- Stylish kitchen/diner, utility, garden room/orangery
- 4 Double bedrooms, en suite and family bathroom
- Enclosed gardens, ample parking – Viewing essential

Guide Price £475,000

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General Information

The property is located close to the centre of the popular village of Barrow. Barrow offers an excellent range of local amenities including 2 village shops, post office, gym, campsite, doctors surgery, newly refurbished public house, nursery and a highly regarded primary school. The market town of Bury St. Edmunds is approximately 5 miles away where you will find excellent educational, recreational and shopping facilities. The A14 dual carriageway is also within easy reach, providing fast access to Ipswich, Cambridge and London via the M11.

Whether you need accommodation for an elderly parent or perhaps a separate space for your twenty-something Son or Daughter, finding a property with an annexe is never easy. This particular home is quite unusual - as the annexe is fully self-contained and has not taken any room away from the original house, on the contrary, the main house has actually also been substantially extended and offers lots of living space and 4 good sized bedrooms.

The main house includes a spacious reception hall with cloakroom off, the sitting room is of a good size and has double doors which open into a beautiful garden room/orangery. This area is currently being used as a dining room with seating at one end. The room has a striking skylight feature and bi-folding doors which open up into the garden.

The contemporary styled kitchen/dining room includes an induction hob inset in the marble island and a separate breakfast area. The large utility room has a connecting door to the annexe. The whole of the ground floor flows seamlessly together making it the perfect space for entertaining. Additional benefits include a water softener and 16 solar panels, which contribute substantially to the electricity bills.

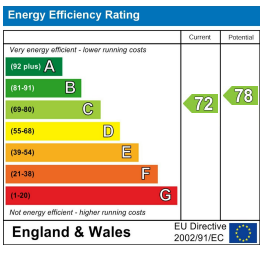
On the first floor: A galleried landing area leads to all 4 double bedrooms and a spacious family bathroom. The master bedroom includes an en suite shower room and a range of fitted wardrobes.

The annexe has its own front door and includes a L-shaped kitchen, dining and sitting room. The kitchen includes everything you would expect a full kitchen to have and the sitting room has double doors which lead into the gardens. Finally, there is a bedroom and an en suite shower room.

Outside
The front gardens have been hard landscaped for ease of maintenance and to provide extensive parking. The rear gardens afford a good degree of privacy and include a large decked area and an area of artificial grass.

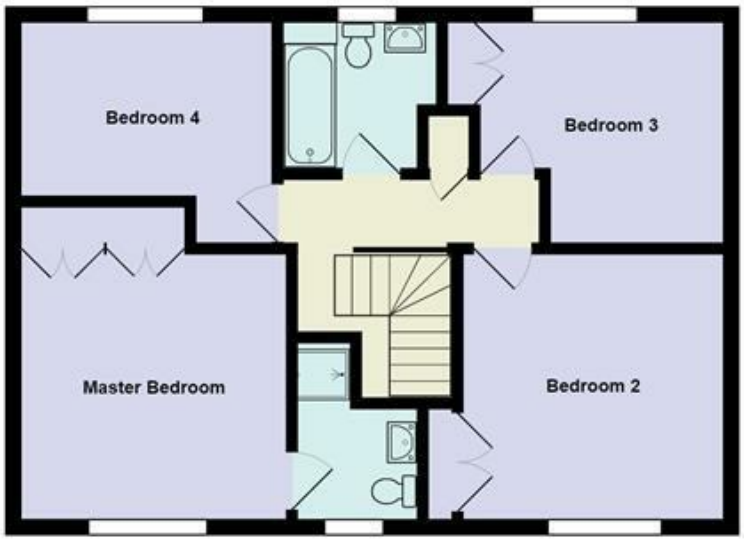
Directions
From Bury St. Edmunds town centre proceed along Out Risbygate passing the College and turning left on the mini roundabout into Westley Road. Stay on this road and continue through Little Saxham and into Barrow. On reaching the village green, turn left at the fork in the road. At the small crossroads continue straight over into Denham Lane then right into Green Farm Lane.

Entrance Hall
Cloakroom
Sitting Room 21'5 x 11'3 (6.53m x 3.43m)
Kitchen/Dining Room 21'8 min x 15'10 max (6.60m min x 4.83m max)
Utility 8'2 x 6'9 min (2.49m x 2.06m min)
Breakfast Area
Garden Room/Orangery 21'11 x 12 max (6.68m x 3.66m max)
First Floor
Master Bedroom 11'8 x 11'5 (3.56m x 3.48m)
En Suite Shower
Bedroom 2 11'8 10'11 (3.56m 3.33m)
Bedroom 3 10'9 x 9'7 max (3.28m x 2.92m max)
Bedroom 4 10'11 x 7'6 min (3.33m x 2.29m min)
Family Bathroom
Annexe
Annexe Kitchen/Diner 15'9 x 9'8 (4.80m x 2.95m)
Annexe Sitting Room 16'0 x 7'8 (4.88m x 2.34m)
Annexe Bedroom 11'1 x 7'9 (3.38m x 2.36m)
Annexe Shower room



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fitting. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or web site, please contact our offices immediately.

Annexe
Sitting Room
Annexe Bedroom
Utility
Garden Room/Orangery
Annexe Kitchen/Diner
Breakfast Room
Sitting Room
Kitchen/Diner


Bedroom 4
Bedroom 3
Master Bedroom
Bedroom 2

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