



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

BUY ONE, GET ONE 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





General Information

The property is located close to the centre of the popular and well served 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 thriving 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 a breakfast area and also gives access to a large utility room that has a connecting door to the annexe. The whole of the ground floor flows seamlessly together making it the perfect space for entertaining.

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 eventually leaving Bury St. Edmunds and into the open countryside. 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



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 72 | 78 |
| England & Wales | | EU Directive 2002/91/EC | |



