



Fenstead End, Boxted, Bury St Edmunds

Sheridans



# Fenstead End, Boxted, Bury St Edmunds IP29 4LH

Guide Price £565,000

Unique conversion of a detached Victorian barn with a large studio/outbuildings, enjoying a tranquil rural setting surrounded by stunning countryside.

Built of traditional red brick beneath a pitched slate roof and converted approximately 20 years ago, this stylish individual home provides a surprising level of particularly light and airy accommodation, ideal for modern living, complemented by a private south-facing garden and separate converted barn/studio and outbuildings offering further potential. Quality features include oak flooring, solid oak doors and vaulted ceilings with exposed beams. The barn is situated in a wonderful rural setting, set back from a quiet lane and affording exceptional countryside views.

The accommodation currently, in brief, comprises an oak entrance door opening to the entrance hall with a high, half-vaulted ceiling and stairs rising to the first floor. Off this room is the wonderfully light, double-aspect sitting/dining room, with a floor-to-ceiling oak window to the front, exposed beams and a fine oak floor. In the sitting area of this room is a large inglenook fireplace with log burner, creating a cosy area to relax and entertain.

The kitchen is fitted with a range of traditional Shaker-style cupboards with a thick oak worktop and a range cooker with extractor above. There are views over the south-facing rear garden. The utility/boot room is another useful space with plenty of cupboards and a door to the cloakroom and rear garden.

The bedroom wing is situated on the north side of the barn and includes two comfortable bedrooms and a family bathroom with bath and separate shower enclosure. On the first floor, the principal bedroom has wall-to-wall fitted wardrobes and a spacious en-suite shower room, completing the accommodation

## Outside

The front garden is situated behind a low level red brick wall and has been landscaped for low maintenance and could provide extensive vehicle parking

if required. Vehicular access leads to the side of the property and to the rear, creating an area of parking for several vehicles. The large cartlodge and adjoining barn/workshop provides tremendous scope for alteration (subject to planning) or to be removed entirely to create more outside space, if desired.

To the immediate rear of the property is a private south facing courtyard garden that has been fully decked with a soft red brick wall as the backdrop. This is a great space for entertaining and for potted plants and a real sun trap in the early afternoon through to the later evening.

To the rear of the private courtyard is a large 24ft vaulted studio (previously used as a Pilates studio) with air-conditioning unit. This room could have a range of potential uses (subject to planning) and possible secondary accommodation with drainage system sitting behind the barn and useful store room that could accommodate a shower room.

## Location

The barn enjoys an enviable rural setting along a quiet small country lane surrounded by beautiful undulating countryside. Hawkedon, which is 2 miles away has an excellent pub, The Queens Head, holds regular events such as music nights and quizzes and serve fantastic food. Boxted is a popular rural village nestled between the larger yet very desirable villages of Hartest and Stanstead where facilities such as primary school, pub, social club and farmers market can be found. The larger village of Long Melford is located approx 6.4 miles to the south of Boxted, Glemsford with 2.5 miles and the town of Bury St Edmunds within 12 miles.

## Directions

Quite possibly one of the most delightful drives through the country! From the centre of the pretty village of Hawkedon, proceed towards Thurston End and Glemsford. This delightful country lane meanders through the undulating countryside and stream with ford. Proceed through the tiny hamlet of Thurston End where the entrance to Lavender Barn will be found a short distance further on the right.

## Services and agents note

Mains water (in process of being connected) and electricity. Private treatment

- Detached Victorian barn conversion in stunning rural setting
- Set back from a quiet country lane
- Parking for several vehicles
- Private south facing courtyard garden
- Cartlodge/barn, large converted studio providing potential for various uses
- Versatile accommodation, wonderful vaulted sitting/dining room
- Well equipped kitchen
- Utility/boot room, cloakroom
- Two ground floor bedrooms, bathroom
- Spacious first floor principal bedroom with en-suite

plant drainage. Oil fired radiator central heating. Council Tax Band F  
Agents note: It is understood that the modern barn to the right of the property has planning permission to be converted into a fabulous contemporary home, which will further enhance the area.  
Agents note: A small area of enclosed garden with stunning countryside view, may be available to rent.  
Broadband speed: Up to 1800 mbps available (Source Ofcom)  
Mobile phone signal for: Three and O2 (Source Ofcom)  
Flood Risk: Very low

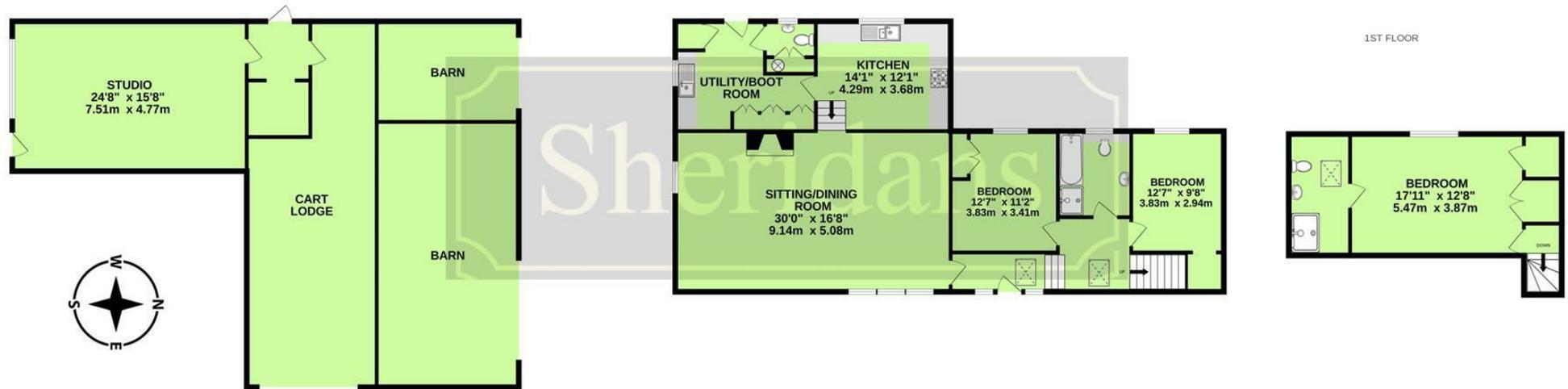


OUTBUILDINGS

GROUND FLOOR

TOTAL FLOOR AREA : 3197sq.ft. (297.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

**Sheridans Estate Agents**

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