



The Street, Cavenham IP28 6DA

Guide Price £925,000

Stunning barn conversion with a detached office/business suite/annexe.

Situated within a small collection of beautifully converted former agricultural buildings, Bakers Barn is a wonderful property, where the original buildings have been cleverly extended to create a substantial, modern home, complete with a detached office suite, which would serve equally well as annexed accommodation. A must for anyone looking to run a business from home or looking for multi-generational living.

Completed in 2019 to a very high standard, with quality materials and fittings throughout; the main accommodation is arranged largely on one single level with a contemporary open-plan feel, vaulted ceilings, generous room sizes, with the benefit of underfloor heating throughout, complemented by solar panels on the roof, providing an efficient and effective system. The master bedroom and the office further benefit from air-conditioning.

The beautifully arranged accommodation possesses a light and airy atmosphere and in brief comprises of a spacious reception hall, off which there is a bedroom wing, plant room, and the master bedroom suite, and a few steps lead you down into the wonderful living room, complete with vaulted ceiling, contemporary wood-burning stove, and full height glazing which opens to an extensive paved terrace designed for outdoor entertaining and dining. This sociable space opens through to the stunning kitchen/dining room which again benefits from a vaulted ceiling, full height glazing, access onto the terrace, and is of course afforded the same wonderful open views across the garden and meadows beyond. The kitchen itself is fitted with a stylish and comprehensive range of units and integral appliances. A further entrance hall connects this room to the well-appointed utility and independent shower room.

accommodation continued

The master suite comprises a generous bedroom with stylish en-suite shower, dressing room, a vaulted and beamed ceiling, air conditioning and glazed doors opening out to the terrace creating a perfect spot for breakfast or morning coffee, whilst enjoying the stunning views. The remaining three double bedrooms are arranged off the light and bright hallway. The guest bedroom has built-in wardrobes and an en-suite shower room. Two further double bedrooms share the generous family bathroom, with a beautiful central free-standing bath and separate shower cubicle.

In addition, there is an impressive detached building which again has been converted to a high standard and previously used as a large business/office suite comprising a huge vaulted room with air-conditioning, and a separate office/workshop along with a fitted kitchen and shower room, therefore offering the versatility to become annexed accommodation (subject to any necessary permissions).

Outside

From the quiet village road, proceed down a private driveway of Park Farm Barns, and follow the drive around to the right continuing through a five-bar gate into the private courtyard which provides parking for multiple vehicles. To the side is an enclosed paved courtyard with a covered walkway/storage area to the rear of the office/annexe. The rear gardens enjoy an easterly aspect and are predominantly laid to lawn interspersed with a variety of young trees and planting. The huge stone terrace adjoining the rear of the barn creates a wonderful area for outdoor entertaining and al-fresco dining whilst enjoying the stunning countryside views and a timber-framed covered seating area and garden store create further useful entertaining space. In all, the plot extends to approximately 0.8 acres (subject to survey).

- Spacious reception hall
- Master bedroom including en-suite and dressing room
- Stylish fitted kitchen with separate utility room
- Three remaining bedrooms, one with en-suite
- Vaulted sitting room with woodburner
- Luxurious family bathroom, additional separate shower room
- Air-source underfloor heating & solar panels
- Large courtyard style parking for numerous vehicles
- Incredible countryside views
- All in about 0.8 of an acre

Location

The barn enjoys a tucked away setting boasting stunning countryside views to the rear. Cavenham is a small and relatively unspoiled rural farming village situated in most attractive countryside benefitting from excellent road connections via the A14 and A11. The village is located just 5 miles north-west of Bury St Edmunds, 9 miles east of the horse racing town of Newmarket, and a little over 20 miles from the University City of Cambridge.

Services

Mains electricity, drainage, and water are connected. An air-source heat pump serves the underfloor heating. Solar. Council Tax Band G

