



**The Street, Great Barton**

**Sheridans**







# The Street, Great Barton IP31 2NP

Guide Price £625,000

This particularly light and airy barn conversion offers an immense amount of character and charm, with accommodation arranged over two floors including a stunning vaulted ceiling to the sitting room with a large Mezzanine reception room above. The current vendors have carried out a number of improvements to the property and due to the deceptive nature and surprising level of accommodation on offer, the agents would thoroughly recommend an internal inspection to fully appreciate this delightful home for sale.

Converted approximately 21 years ago and built of traditional timber frame construction beneath a tiled roof, the property has been finished to a high specification and is one of just three properties on this exclusive development of barn conversions, situated close to the heart of the popular village of Great Barton. The property offers delightful enclosed gardens providing an excellent degree of privacy and includes a large brick and timber barn, providing further scope and potential (subject to the relevant planning permissions being approved).

The accommodation currently in brief comprises; a pair of recently installed contemporary entrance doors opening to the entrance hall with plenty of large built-in cupboards, stairs off to the first floor and door to the cloakroom. From the hall, leads through to the main reception rooms, including the dining room creating an ideal space for entertaining flowing through to the well-equipped kitchen, fitted with a range of hand-built units with appliances including a Smeg fridge freezer, Miele dishwasher and fitted with a range cooker. Open studwork from the dining room leads through to the stunning sitting room beneath an incredible high ceiling creating a wonderfully spacious feel with views to the Mezzanine reception room above the dining room, ideal as a snug/family room. Within the main splendid triple aspect sitting room, is a wealth of exposed timbers, a gas filled burning stove and French doors opening to the garden.



The ground floor accommodation is completed by two generous bedrooms including Bedroom 1 complemented by an en-suite shower, wall-to-wall fitted wardrobes and also French doors opening to the rear gardens.

On the first floor are two further bedrooms and a family bathroom. The largest bedroom benefits from an en-suite cloakroom and shower, completing the first floor accommodation.

## Outside

The barn enjoys vehicular access to a shared driveway and allocated spaces for two cars with visitor parking and a brick and flint outbuilding/bin store. Gated access leads to the front of the property and the entrance. The gardens offer an excellent degree of privacy and are mostly laid to lawn, whilst including stone terraces creating ideal areas for outdoor entertaining and al-fresco dining. Within the garden is a delightful vegetable and herb garden in raised beds and two substantial timber frame barns, providing excellent storage and potential for other uses (subject to any necessary planning permissions or building regulations being approved).

## Location

The property enjoys a tucked away setting set back from the road which runs through the village and is within easy reach of the local facilities and village centre. Great Barton is a sought after village situated approximately three miles to the north east of Bury St Edmunds. The village provides a good range of local amenities including a well-regarded primary school, parish and Catholic churches and garage with shop. The A14 dual carriageway is within a short drive which links the east coast ports, Newmarket, Cambridge and London via the M11 motorway.

## Directions

From Bury St Edmunds, proceed along the A143 towards Diss and



- Superb barn conversion in well-served village
- Private enclosed gardens with two timber frame barns
- Wealth of original features
- Flexible living accommodation
- Stunning sitting room with high ceilings and gas burner
- Dining room, hand built kitchen
- First floor mezzanine/snug/family room
- Four bedrooms (two on each floor)
- Two en-suites, family bathroom
- Convenient for access to Bury St Edmunds, internal viewing essential

into the village of Gt Barton. Approximately 80 yards after the petrol station take the left turn onto a gravelled driveway and bear right into the Barns parking area. The gate to the property is straight in front of you.

<https://what3words.com/pimples.openly.sums>

## Services

Mains electricity, gas, drainage and water. Heating - Gas boiler

EPC Rating - C

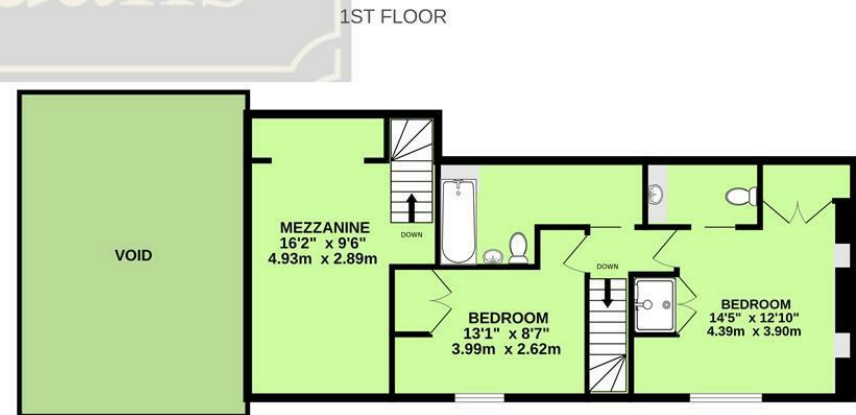
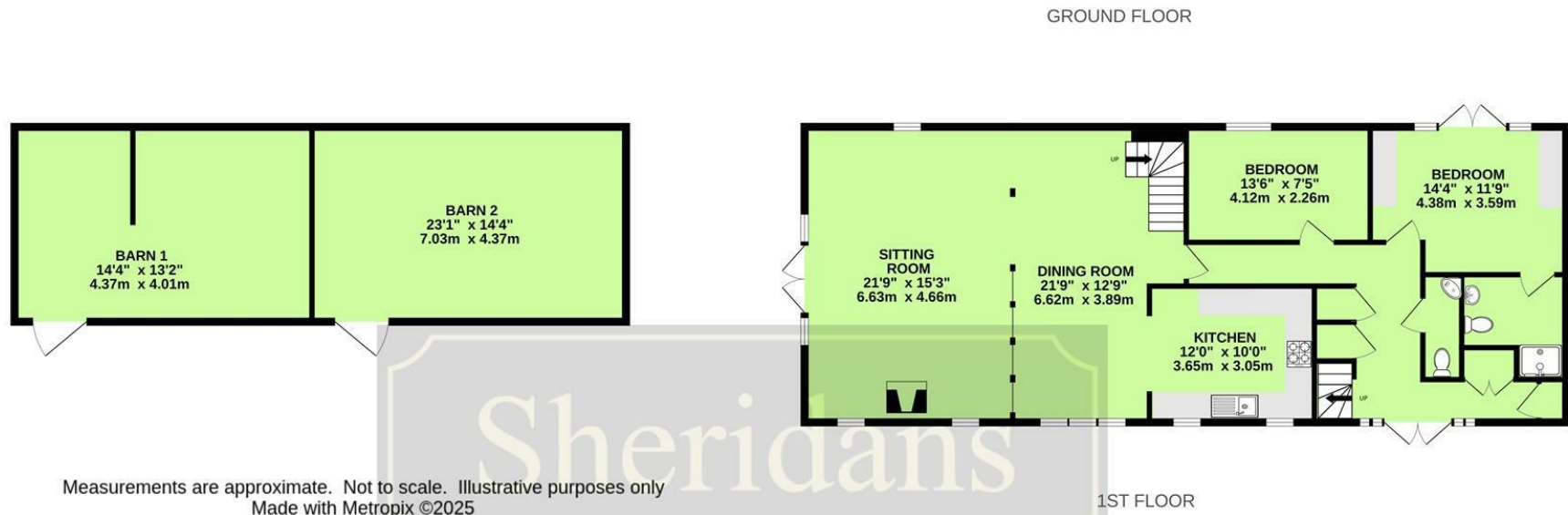
Council Tax: West Suffolk Band: E

Broadband speed: Up to 80 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk





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**

**Web:** [www.sheridans.ltd.uk](http://www.sheridans.ltd.uk) **Email:** [info@sheridans.ltd.uk](mailto:info@sheridans.ltd.uk)

**Bury St. Edmunds Office**

19 Langton Place,  
Bury St Edmunds, IP33 1NE

Tel: 01284 700 018

**Knightsbridge London Office**

45 Pont Street,  
London, SW1X 0BD

Tel: 020 7629 9966

**Registered office:** Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

**Registered in England No.** 04461290

**VAT Number:** 794 915 378



**Sheridans**