



Thetford Road, Fakenham Magna

Sheridans



Thetford Road, Fakenham Magna IP24 2QX

Guide Price £595,000

Unique 2500 sqft brick and flint barn conversion with super grounds and views across the Duke of Grafton estate.

Built of traditional brick and flint construction beneath a pantiled roof and converted in 1991, this exceptional barn conversion provides a surprising level of particularly versatile accommodation extending to more than 2500 sq.ft with well-proportioned rooms and many unique features displayed throughout. The accommodation could suit a large family or even dual generation living complemented by a delightful tucked away setting and beautiful gardens extending down to the Black Bourn river.

Benefitting from oil fired radiator central heating, the accommodation currently in brief comprises of a spacious reception hall with half vaulted ceiling creating a great first impression with stairs off to first floor with cupboard to side. The dual aspect sitting room is a delightful reception room with a grand fireplace and two sets of French doors, one opening to the rear gardens and one to the walled courtyard. The living room is a further light and airy reception room with wood burning stove and French doors opening to the rear gardens and terrace. The well-equipped kitchen is fitted with an extensive range of units complemented by built-in appliances with a feature brick arch leading to the dining room, creating an ideal area for entertaining again with another set of French doors to the rear terrace and gardens. A large utility room has further units, sink, oil fired boiler and door to side entrance.

To the south west is the bedroom wing, consisting of the five bedrooms including a fine principal bedroom with en-suite, a further guest bedroom with en-suite and a family bathroom, completing the ground floor accommodation.

On the first floor a Suffolk landing/ study area leads to a unique and extremely versatile family room with fitted kitchen, dining and sitting area. Off this room is an inner hall and sauna completing the first floor accommodation.

Outside

The property is approached along a shared private driveway leading to double garaging. To the side is a delightful walled courtyard providing an excellent degree of privacy including a greenhouse, terrace and raised flower bed. The gardens are a simply stunning feature being mostly laid to lawn and stocked with an abundance of flowering plants, huge variety of shrubs and mature trees, whilst enjoying incredible countryside views and frontage to the Black Bourn river. There are various timber garden stores, pond and large paved and decked terraces are ideal for outdoor entertaining whilst enjoying the fabulous views.

Location

The property enjoys a delightful tucked away setting with gardens extending down to the Black Bourn river and affording incredible countryside views over the Duke of Grafton Estate. Fakenham Magna is a small and mostly unspoilt village, situated adjacent to the Duke of Grafton Estate and within 11 miles of Bury St Edmunds and provides convenient access to the main road networks and London via the M11 motorway.

Directions

When entering Fakenham Magna from the direction of Ixworth/Bury St Edmunds pass the turning on the right to Hall Farm, the driveway leading to Stable Cottage and other barns will be found next on the right-hand side. <https://what3words.com/trumpet.refreshed.toxic>

Services

Mains electricity and water, Shared private drainage/treatment plant. Oil fired radiator central heating.

- Splendid five bedroomed barn conversion in wonderful setting
- Stunning gardens with frontage to the Black Bourn river
- Versatile accommodation extending to more than 2500 sqft
- Parking, double garaging
- Incredible views across the Duke of Grafton Estate
- Three receptions, unique first floor family room with kitchen, sauna
- Kitchen/breakfast room
- Utility, cloakroom
- Five bedrooms
- Two en-suites, family bathroom

Council Tax - West Suffolk Band F.

Broadband speed: Up to 46 mbps available (Source Ofcom)

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

Flood Risk: Medium Risk - River and Sea Source Gov.uk (Vendors have not experienced any issues at the property)

Conservation area with some restrictive covenants



GROUND 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

Web: www.sheridans.ltd.uk **Email:** 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



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