



BACCHUS BARN

Lawshall | Bury St. Edmunds | Suffolk





Library / Study

BACCHUS BARN

LAWSHALL | BURY ST. EDMUNDS

- Quintessential Suffolk brick & flint barn conversion with five bedrooms & three bathrooms
- Splendid Library/Study with bespoke solid Cherrywood bookcases & wood burner
- Fabulous galleried Principal Reception Room with substantial sliding door & fenestration
- Impressive adjoining Annexe/Recreation Hall with Kitchen, Shower Room & Bar
- Established parkland & ponds with Yew tree maze
- Idyllic tranquil setting with big Suffolk skies & stunning south-facing views across Ancient Woodland
- Elegant Sitting Room with exposed flint wall, decorative plasterwork & open fireplace
- Spacious & extremely well-equipped, custom-built Kitchen/ Breakfast Room
- Useful Outbuilding, double Garage & ample parking



Quintessential Suffolk barn turned delightful country residence in which to relax & entertain with south-facing views across Ancient Woodland

Bacchus Barn is situated in an idyllic, tranquil setting in rural Suffolk with wonderful open views of the countryside. As a conversion of an historic brick and flint threshing barn, it has been superbly extended to the fine country residence it is today, offering substantial accommodation and high quality fittings. The property comprises five bedrooms, two en-suite shower rooms and a family bathroom, three delightful reception rooms, a comprehensive kitchen/breakfast room, a cloakroom and utility area. The large adjoining annexe/recreation wing, which includes a shower room, a cloakroom and a bar room, opens out on to a south-facing sun terrace.

In all, private grounds extend to approximately 3.5 acres (subject to survey), incorporating an impressive yew tree maze created by a Chelsea Gold medallist, ponds, mature specimen trees and shrubs, a kitchen garden, a substantial outbuilding with scope for conversion, extensive parking / turning for vehicles and a double garage.

The property lies on the southern fringe of the village of Lawshall – seven miles from the fine Suffolk cathedral town of Bury St. Edmunds and nine miles, in the opposite direction, from the pretty market town of Sudbury – with commuter rail links to London Liverpool Street. The picturesque villages of Lavenham and Long Melford are both within six miles. The University City of Cambridge and Newmarket Racecourses are reached via the A14 east-west major road link, which is accessed at Bury St. Edmunds, and with the M11 providing a fast route to London. Reputable private and state schools, an eclectic range of high street and independent shops, and some of the country's finest restaurants and leisure facilities can be found within a short drive. The surrounding undulating countryside is ideal for rambling, cycling and riding.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

Bacchus Barn is a quintessential Suffolk brick and flint threshing barn, of traditional construction with thick walls and original exposed cross beams and timbers. A wealth of fine bespoke joinery provides harmonious character and elegance throughout. The versatile spacious and airy accommodation measures approximately 5000 ft² (465 m²) and will suit a broad range of buyers whether multi-generational family living or seeking peaceful, all-important outdoor amenity.

Ground Floor

RECEPTION HALL 6'05" x 6'8" (6.05m x 2.02m)

A half-glazed stable-style door opens into a vaulted entrance hall with skylight, recessed lighting and wood floors; part of the open-plan kitchen.

VESTIBULE 9'11" x 2'6" (3.01m x 9.75m)

Solid oak flooring. Coat hanging space and storage. Strip light

CLOAKROOM 2'22" x 4'0" (2.22m x 1.23m)

Window to rear aspect. Solid oak flooring. Part tiled; fitted with a low level wc, wash hand basin and cabinetry. Recessed ceiling light.

PRINCIPAL RECEPTION ROOM 32'5" x 21'8" (9.89m x 6.61m)

A magnificent open-plan galleried area for relaxing/dining/entertaining. Hand-crafted feature support pillars, solid oak flooring, exposed flint wall, recessed and accent lighting. TV point. Radiator cases. Bespoke double height glazed fenestration, incorporating substantial sliding door to south-facing garden.

Impressive cantilevered open riser maple staircase with curved 'viewpoint' half landing, polished maple handrail, turned cylindrical newels, LED illuminated glass spindles and etched glass treads. Casement doors open to:





Kitchen / Breakfast room

SITTING ROOM 21'8" x 18'10" (6.61m x 5.73m)

An elegant room for comfortably lounging by a roaring log fire, featuring a decorative plaster mantelpiece and open fireplace. Exposed flint wall, ornate cornicing, ceiling pendant and accent lighting. Built-in bespoke media unit. TV point. Radiator cases. French doors to garden. Casement doors open to:

LIBRARY 20'4" x 19'11" (6.20m x 6.08m)

A splendid dual aspect room with exquisitely handcrafted and custom designed floor to ceiling feature bookcases in solid cherry wood with integral filing cabinets, storage and panelling. Characterful feature brick fireplace with oak bressummer beam over a wood burning stove. Solid oak flooring. Recessed and accent lighting.

KITCHEN / BREAKFAST ROOM 20'10" x 20'0" (6.35m x 6.09m)

Off the main reception room, a maple, oak panelled door opens into the extremely well-appointed and high-end fully fitted-kitchen with triple aspect windows to attractive enclosed rear kitchen garden.

Original cross-beams with half vaulted ceiling, dimmable recessed lighting & ceiling pendants. An extensive range of beautiful custom-built wall-mounted and base units in solid maple, providing comprehensive storage. Emerald Pearl granite work surfaces abound, framing a double stainless steel sink, a Miele five ring gas hob and preparation areas - complemented by tiled splash backs, task lighting and numerous power sockets. There is a handsome housing of matching Miele ovens, a Miele microwave oven and a Miele steam oven. Also a Miele dishwasher, cooker hood and a substantial Sub Zero fridge/freezer.

To the side of the spacious dining area is an impressive maple and granite island unit, comprising a round stainless steel sink, heated towel rail, further drawers, storage cabinets, wine rack, a recess for recipe books, very useful power sockets and a breakfast bar with high stools below. Radiator case. TV points. Marmoleum chequered tiled flooring continues through to:

UTILITY ROOM 9'11" x 9'8" (3.03m x 2.95m)

A range of custom-built solid maple units, with laminate worktop, composite sink and attractive tiled splashback. Fitted plumbing, oil-fired boiler, water softener. Half vaulted ceiling with exposed beams and traditional pulley laundry airer. Doors to rear kitchen garden, sun terraces and south-facing garden



Sitting Room

First Floor

The beautifully crafted solid maple and glass stairway leads to an airy galleried mezzanine landing, which provides a bright comfortable area to relax and read, while enjoying the big Suffolk skies and secluded landscape. Exposed beams. Velux window and loft access. Ceiling pendant and recessed lighting. Spacious airing cupboard, with deep shelving and cylinder.

PRINCIPAL BEDROOM SUITE 20'6" x 19'7" (6.25m x 5.98m)

Along a private landing off the mezzanine gallery, this very large triple aspect bedroom with pleasant sitting area is found beyond two sets of extensive mirrored wardrobes. Ceiling pendant, wall lights, TV point.

EN-SUITE SHOWER ROOM

Fully tiled. Large glass panelled cubicle with power shower. Low level wc and elegant basin console. Illuminated vanity mirror and shaver point. Towel radiator. Recessed ceiling lights.

BEDROOM TWO 18'11" x 15'11" (5.77m x 4.77m)

Spacious bedroom with sitting area, enjoying south-facing views. Exposed beam/timbers. Capacious fitted mirrored wardrobe. Ceiling pendants. TV point.

EN-SUITE SHOWER ROOM

Fully tiled. Large rectangular shower cubicle with tiled seat, sliding glazed panels, power shower & jets. Low level wc, pedestal ceramic basin, vanity mirror, glass shelving, towel rails. Exposed beam. Recessed ceiling lights.

BEDROOM THREE 10'8" x 10'10" (3.26m x 3.29m)

Double bedroom with exposed beam/timbers. Wall length recessed built-in mirrored wardrobe. Ceiling pendant. TV point.

BEDROOM FOUR 10'6" x 8'8" (3.02m x 2.65m)

Exposed beam/timbers. Ceiling pendant. TV point.

BEDROOM FIVE 9'11" x 10'5" (3.03m x 3.18m) max

South-facing aspect and Velux window. Exposed beam/timbers. Hand-crafted extremely roomy fitted wardrobe with built-in mahogany drawers and mirrored sliding doors. Ceiling pendant. TV point.

BATHROOM 9'9" x 7'4" (2.96m x 2.24m)

Velux window. White suite comprising large double-ended Airbath, separate shower cubicle with tiled seat and power shower, low level wc and wash hand basin set in custom-built mahogany vanity unit. Illuminated mirror and shaver point. Towel radiator. Exposed beam/timbers. Recessed ceiling lights.



Galleried mezzanine



Principal bedroom



Far-reaching views to Ancient Woodland

Main House & Annexe



SELF-CONTAINED ANNEXE

RECREATION HALL 41'4" x 19'7" (12.61m x 5.97m)

An incredibly large, airy space with two pairs of French doors, opening onto the substantial south-facing sun terrace with stunning views. Velux window. West-facing windows to the original brick and flint barn detail and the kitchen garden. Dimmable wall lights. Ceramic tiled floor with underfloor heating. The walls are tastefully decorated with trompe l'oeil imagery of Italianate landscape.

SHOWER ROOM 8'4" x 9'3" (2.55m x 2.83m)

Large tiled shower cubicle, wash hand basin with fitted vanity unit. Illuminated mirror with shaver point. Towel radiator. Separate low level wc. Gerflor Edelweiss flooring. Recessed ceiling lights.

KITCHEN 8'5" x 7'3" (2.56m x 2.21m)

Gloss cream wall and base units with laminate worktop and composite sink. Bosch electric oven and ceramic hob with feature glass splashback and LED cabinet lighting. Stainless steel cooker hood. Towel radiator. Ceramic tiled floor. Recessed ceiling light. Water softener.

BAR ROOM 24'3" x 8'3" (7.38m x 2.52m)

Bespoke built-in oak cocktail bar with illuminated glass shelving and mirrored back panels. Under-counter fridge with glass sliding doors, storage cabinetry and deep drawers. Mood lighting. Dimmable ceiling pendants and wall lights. Laminate flooring. Windows to side aspect. Glazed door to sun terrace for outdoor entertainment.

AGENT'S NOTE: This large impressive self-contained building lends itself to a variety of possibilities. Hot water and heating are supplied by its own external combi boiler and oil tank

Parking Area



GARDENS & GROUNDS

The property is approached via a sweeping gravel driveway, opening out to a large gravel forecourt, which provides parking for numerous vehicles.

DOUBLE GARAGE 18'7" x 17'6" (5.66m x 5.33m)

With up and over doors, power, lighting and plumbing. Courtesy door to side

OUTBUILDING 23'10" x 15'1" (7.27m x 4.59m)

Large double doors with separate side access and two windows to brick and timber framed structure with pantile roof. Power, lighting and water connected. Log store, oil tank and further storage to rear.

GARDENS

From the property and the sun terrace, one enjoys the expansive south-facing lawn, which incorporates an intricate yew tree maze by a Chelsea gold medallist and is bordered by post and rail fencing, with far-reaching views across farmland to the ancient woodland of Chadacre Estate. The garden gently undulates to the west, comprising natural ponds and a parkland of mature trees, providing an idyllic sanctuary for wildlife. Around the property itself are established ornamental shrubs and colourful flower beds.

A south westerly facing walled kitchen garden and sun terrace to the rear is approached through an attractive wrought-iron gate, with separate access available to the annexe.

AGENT'S NOTE: Grounds are suitable for Equestrian Use/Paddocks.



Yew Tree Maze



DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town.

Horsing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

SITUATION



Bury St. Edmunds (A14)	8 miles
A11 (M11)	30 miles
Newmarket	22 miles
Ipswich	31 miles
Cambridge	36 miles



Aldeburgh (Suffolk Heritage Coast)
82 mins / 50 miles



From Bury St. Edmunds
London Kings Cross
(97 mins)
From Cambridge
London Liverpool Street
(129 mins)
Cambridge
(57 mins)



London Stansted Airport
(1 hr / 40 miles)
Cambridge International Airport
(49 mins / 35 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.
PRIVATE includes: Old Buckingham Hall (2-13); Culford School (1-19); South Lee School (2-13).
STATE includes: Lawshall Primary School (4-11); King Edward VI School (11-18).
University of Suffolk at West Suffolk College - Further Education.



Bespoke staircase



Kitchen Garden

FLOORPLAN

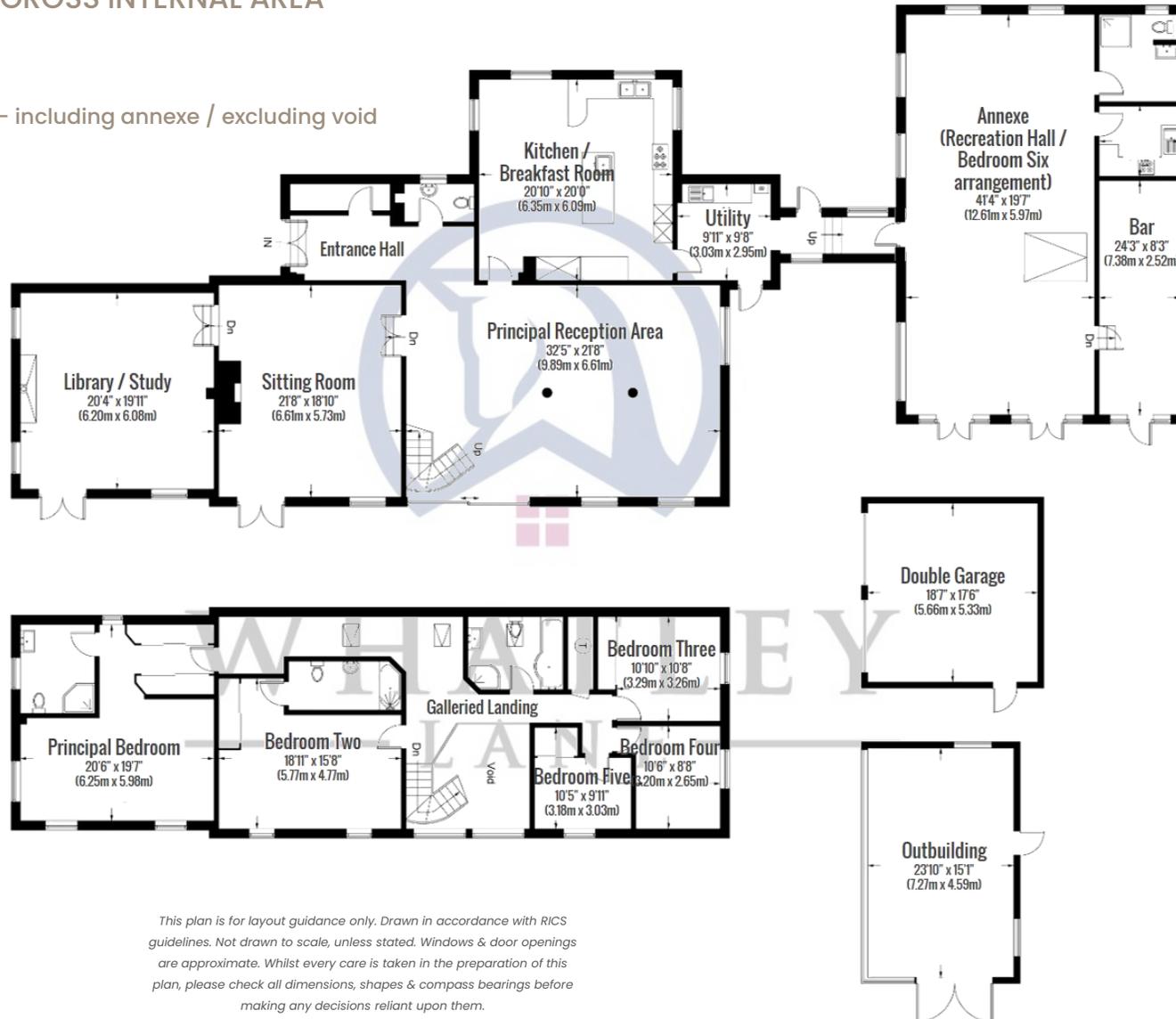
APPROXIMATE GROSS INTERNAL AREA

Area (GIA) = 465.2 ft² (5007 m²) – including annexe / excluding void

Garage = 30.2 ft² (325 m²)

Outbuilding = 33.3 ft² (358 m²)

Total = 528.7 ft² (5690 m²)



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GENERAL INFORMATION

TENURE

The property is offered for sale FREEHOLD with vacant possession upon completion.

SERVICE

Mains water, electricity, oil-fired central heating. Private sewage system. Telephone line subject to BT transfer regulations. AGENT'S NOTE: none of these services have been tested.

LOCAL AUTHORITY

Babergh District Council (0300 123 4000)
Tax band G - £3,052.93 (2020/21)

RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The sale is subject to all rights or support, public and private rights of way, water light, drainage and other easements, quasi-easements and wayleaves, all or any other lights rights, whether mentioned in these particulars or not.

DIRECTIONS (IP29 4PY)

From London/Cambridge/Bury St. Edmunds leave the M11 at junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Bury St. Edmunds. Take the Bury St. Edmunds East junction and follow the signs for Nowton Park. Proceed through the picturesque villages of Nowton and Hawstead and continue for a few miles into Lawshall. On entering the village proceed along Bury Road, continue on to Melford Road at the small crossroads and the property can be found 3/4 mile on the right hand side down a gravel drive.

VIEWING ARRANGEMENTS

Strictly by prior appointment through the seller's sole agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property



Parkland view



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www.countrylife.co.uk

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