



**Slate House, Blind Lane,  
Hartest, Suffolk.**

DAVID  
BURR







# SLATE HOUSE, BLIND LANE, HARTEST, BURY ST. EDMUNDS, SUFFOLK, IP29 4DN

Hartest is one of West Suffolk's most favoured villages. The Green, a conservation area, is characterised by its variety of period buildings and amenities include a primary school, a butchers, pub and village church. The market town of Sudbury with its commuter link to London Liverpool Street is about 10 miles south and the Cathedral town of Bury St Edmunds with its comprehensive amenities, about 9 miles north.

This charming five-bedroom detached barn offers spacious diverse living with picturesque views over rolling countryside. The property sits on grounds amounting to circa 4 acres with enclosed paddocks and other outbuildings.

## A five-bedroom detached barn with countryside views and paddocks

**ENTRANCE HALL: 18'5" x 9'1"** (5.49m x 2.77m) A wonderfully light inviting space with a 13ft wall of glass offering delightful views over a walled courtyard garden. From this room you will find an open staircase leading to the galleried landing, exposed timbers finished with a terracotta tiled floor with doors leading to:-

**DRAWING ROOM: 19'1" (max) x 18'7"** (5.82m x 5.66m) A spacious double aspect room with views over the walled courtyard garden to one side and paddock views to the rear. Your attention in this room is immediately drawn to a large inglenook fireplace with brick hearth, oak bressumer beam and inset log burning stove. Exposed studwork is a charming feature of this room with alcove cupboard and shelving offering useful storage.

**KITCHEN/BREAKFAST ROOM: 21'8" x 11'3"** (6.60m x 3.43m) The kitchen is fitted with a wide range of traditional country style cupboards finished with an oak worktop and attractive tile splashback. Integrated appliances include a double sink with mixer tap and drainer unit, ceramic hob and one-and-a-half NEFF oven with space for a fridge and dishwasher. This room is divided into two distinct areas by the solid oak worktop that continues round to create a breakfast bar area with dining space beyond. This is a vaulted room exposing both studwork and roof timbers with pretty views over the courtyard garden.

**DINING ROOM: 15'9" x 12'7"** (4.80m x 3.84m) Exposed studwork and an opening from the entrance hall brings you to this room which again is vaulted with pretty views over the paddock and access door leading to the garden.

**SNUG/MORNING ROOM: 20'7" x 9'1"** (6.27m x 2.77m) A light double aspect room with pretty views over the front garden and side access door leading to a terrace seating area with large built-in double cupboard and door leading to:-

**STUDY: 11'4" x 9'1"** (3.45m x 2.77m) Views over the front garden and side access door.

**UTILITY/BOOT ROOM: 11'5" x 11'3"** (3.48m x 3.43m) A vaulted room with exposed timbers and brickwork with side access door leading to the walled courtyard. This room is fitted with a range of useful storage cupboards with an integrated sink and drainer unit as well as a pantry cupboard with space for a washing machine, tumble dryer and large fridge/freezer.

**SITTING ROOM/BEDROOM 5: 12'0" x 12'9"** (3.66m x 3.89m) Exposed timbers and pretty views over both the paddock and front garden. This room is currently utilised as a bedroom with a neighbouring shower room but could also hand itself well as a further reception room.

**SHOWER ROOM:** Fully tiled shower cubicle, WC and pedestal wash hand basin.

### First Floor

**GALLERIED LANDING:** Exposed roof and stud timbers with charming views over the courtyard garden and doors leading to:-

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**MASTER BEDROOM: 13'9" x 12'0"** (4.19m x 3.66m) A double aspect room offering pretty views with space for ample bedroom furniture and door leading to:-

**EN-SUITE:** WC, pedestal wash hand basin and storage cupboard with shelving.

**DRESSING ROOM/BEDROOM 4: 12'6" x 9'1"** (3.81m x 2.77m) Accessed from an opening from the master bedroom with door leading to the landing. This room was previously the fourth bedroom and could be easily reinstated. The dressing room is equipped with a wide range of fitted wardrobes with hanging rail and shelving with pretty views over the paddock.

**BEDROOM 2: 13'6" x 9'2"** (4.11m x 2.79m) A generous second bedroom with views over the part-walled courtyard garden. Exposed studwork and roof timbers.

**BEDROOM 3: 13'6" x 9'1"** (4.11m x 2.77m) A spacious room with views over the side paddock and countryside beyond.

**FAMILY BATHROOM:** WC, pedestal wash hand basin and bath with large airing cupboard.

## Outside

A long gravel drive and five-bar gate leads you to a large parking area to the rear of the property and access to a double length **GARAGE (25'10" x 13'1")** (7.87m x 3.99m)) with power connected and side door leading to the courtyard. With further access to a large **CARTLODGE (13'11" x 11'7")** (4.24m x 3.53m)).

A five-bar gate leads you to a courtyard garden containing a weeping pear tree.

The more formal gardens are predominantly to the front where you will find a large terrace seating area for entertaining with pretty views looking down the garden and over the paddock to one side. The garden is landscaped with borders boasting an array of colours, shrubs, rose bushes and established hedging. The rest of the garden is predominantly laid to lawn with a large orchard to the side of the gravel drive you approach on.

The rear garden is mainly laid to lawn with established borders and three large cherry trees with access gates leading to the paddocks.

The **PADDOCKS** measuring approximately 3.2 acres are split into two with fully enclosed post and rail fencing and **TWO SHELTERS** with space for **STABLING** in the before mentioned cartlodge.

**SERVICES:** Main water and drainage. Electric heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band TBC – A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000)  
**Council Tax Band:** G

**TENURE:** Freehold

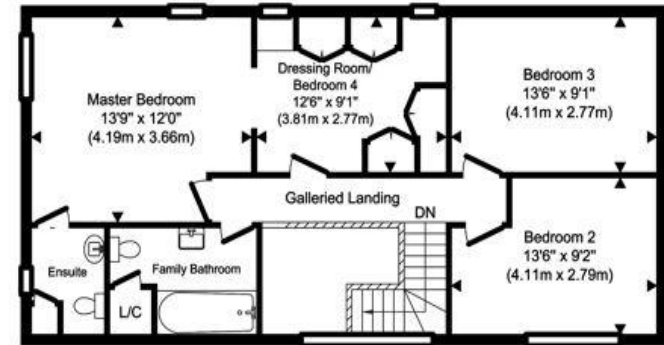
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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Ground Floor



First Floor

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