



Rusty Barn
The Street, Sturmer

**DAVID
BURR**



Rusty Barn, The Street, Sturmer, Haverhill, Suffolk CB9 7XH

Sturmer is a pretty village situated on the immediate fringe of the Essex/Suffolk border with a beautiful church and public house. For general facilities there is a picturesque market town of Clare is about 5.5 miles and for the London commuter, Audley End main line station is about 14.5 miles providing good services to London Liverpool Street and Whittlesford station about 17 miles with a direct link to London. Stansted airport approximately 45 minutes journey.

A stunning and contemporary barn conversion situated in a quiet tucked away location abutting farm fields. The property comprises beautifully appointed accommodation blending original characters such as exposed beams and chimney breasts with modern kitchens and bathrooms. Further features include a secure gated access with off-road parking for several vehicles and charming landscaped gardens.

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Entrance into:

VAULTED DINING HALL With flagstone flooring, plenty of space for dining table and chairs, open tread staircase to the first floor. Exposed beams and open to the:

SITTING ROOM A charming area with exposed beams centrally sited brick fireplace with back to back log burning stove inset upon a tiled hearth with bressumer over, large cloaks cupboard with study area to the rear.

KITCHEN/BREAKFAST ROOM Stylishly fitted with a comprehensive range of base units under worktop with one and a half bowl stainless steel Franke sink inset, a spacious preparation island/breakfast bar and integrated appliances including a NEFF double oven, five ring induction hob with extractor over and a Bosch dishwasher whilst there is space for an American style fridge/freezer. Tiled flooring leads through to the:

UTILITY ROOM With a further range of base units under worktop with stainless steel SMEG sink inset, with space and plumbing for a washing machine and tumble drier and cupboards housing the boiler and hot water cylinder, tiled floor.

BEDROOM 4/ANNEXE An optional annexe room with separate door leading to the outside, comprising a range of fitted wardrobes and a stylish **en-suite** shower room with rainfall shower, vanity sink unit, WC, heated towel rail, underfloor heating and extensively tiled walls and flooring.

First Floor

With glazed walkway leading to the bedroom wing

MEZZANINE SNUG A charming snug area with glass balustrading and exposed beams overlooking the dining hall and door to:

GAMES ROOM/ATTIC ROOM Currently utilised as storage but could be modified to create a spacious games room or master bedroom with an en-suite/dressing area perhaps. The client's understanding is that the roof could be raised 1.4m subject to necessary Planning Permissions.

BEDROOM 1 A spacious double bedroom with exposed beams and brickwork with outlook to the front aspect.

BEDROOM 2 Another double bedroom with exposed beams and brickwork and Velux roof windows to the rear.

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BEDROOM 3 Currently utilised as a study but would make an ideal dressing room with Velux roof windows to the rear.

FAMILY BATHROOM Stylishly fitted with a freestanding bath with shower attachment over vanity sink unit, WC, heated towel rail and tiled flooring.

Outside

The property is quietly tucked away behind a long gravel driveway with electrically controlled security gates providing access to the property and extensive parking area. The gardens feature a traditional lawn bordered with mature flower beds and retained within attractive brick and flint walls. The garden features several paved dining terraces, one situated by a charming Carp pond, there are several log stores, a range of external lighting and views over open countryside.

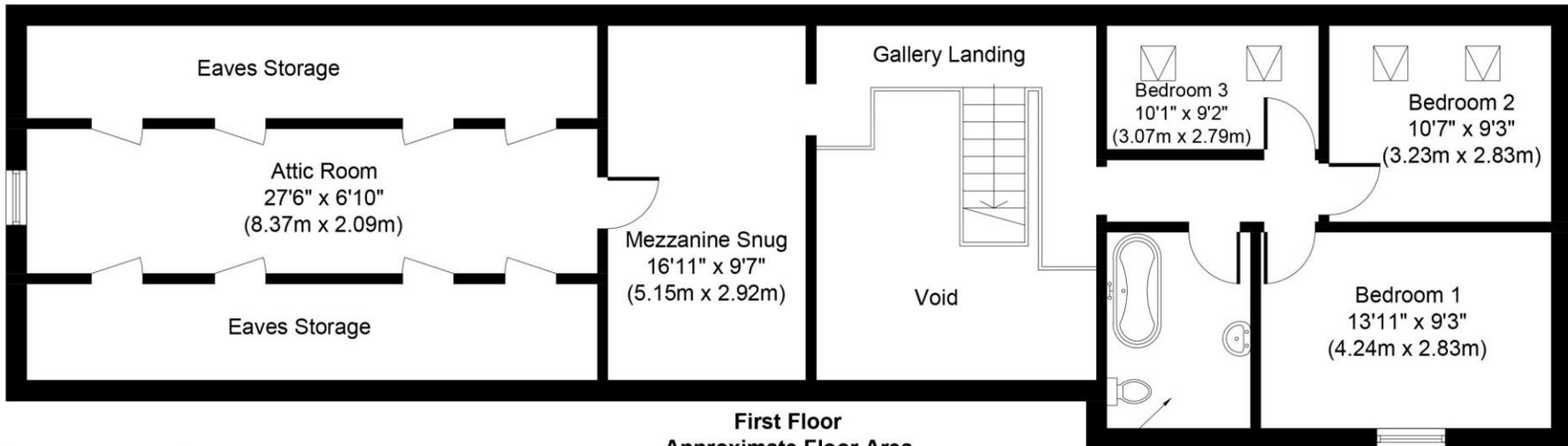
EPC TBC

SERVICES Mains water, electricity and oil fired central heating.

LOCAL AUTHORITY Braintree District Council – 01376 552525.

VIEWINGS Viewing strictly by appointment through DAVID BURR – 01787 277811.



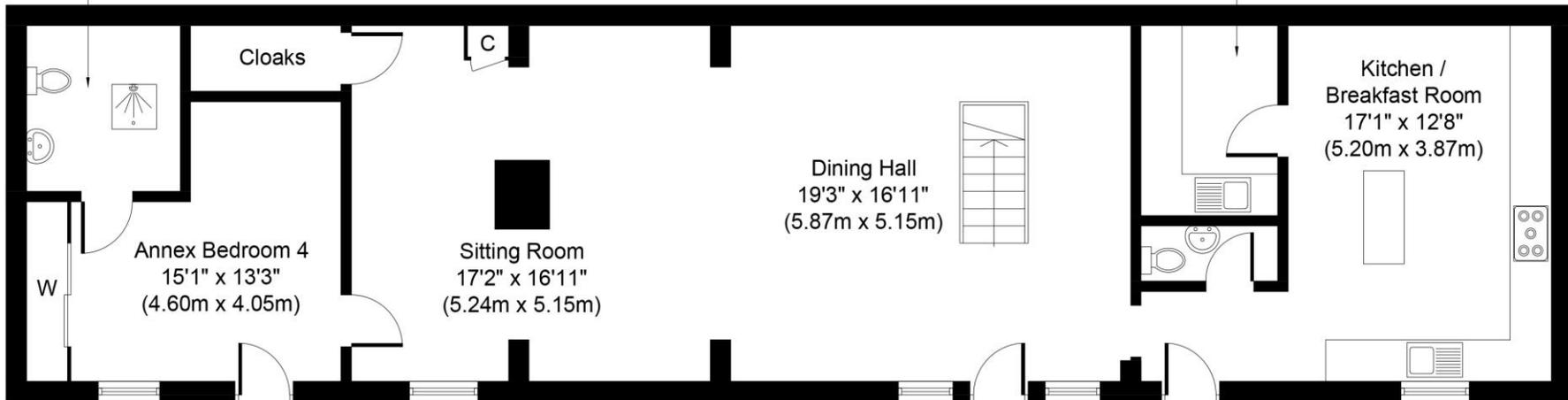


First Floor
Approximate Floor Area
(Excluding Void & Eaves)
868 Sq. ft.
(80.6 Sq. m.)

En-Suite
7'10" x 7'4"
(2.40m x 2.23m)

Bathroom
9'1" x 7'1"
(2.78m x 2.17m)

Utility Room
9'0" x 6'7"
(2.75m x 2.00m)



Ground Floor
Approximate Floor Area
1236 Sq. ft.
(114.8 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

