



**Old Hall Green Farm Barn,
Cockfield, Bury St. Edmunds, Suffolk.**

**DAVID
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OLD HALL GREEN FARM BARN, OLD HALL LANE, COCKFIELD, SUFFOLK. IP30 0LQ

Cockfield is a charming Suffolk village consisting of nine greens and hamlets spread around the undulating countryside North of Lavenham. Local amenities include two pubs, a primary school, garage, restaurant, two Churches and shop/Post Office while just 7 miles away is the Cathedral town of Bury St Edmunds which offers a further range of amenities and exceptional transport links.

An exceptional detached barn conversion of considerable kerb appeal and character with excellent attention to detail and high-quality finishes throughout. Of particular note is the kitchen/breakfast/living space measuring 59ft 4in with the semi-vaulted ceiling and exposed beams. The principal bedroom enjoys stunning views of the adjacent countryside and is a particularly impressive space.

An exceptionally well-presented and high specification detached barn conversion enjoying a wonderful rural setting at the end of a track and bounded by open countryside with an expansive accommodation schedule in the region of 5371 sq.ft. and grounds of approximately 2 acres.

ENTRANCE HALL: With oak flooring and central staircase leading to vaulted galleried landing. Access to principal rooms with steps leading down to:-

KITCHEN/DINING/LIVING ROOM: Tastefully divided into three distinct components, initially comprising the kitchen with a range of base units set with integrated appliances including a Neff electric hob with extractor over, dishwasher, dual butler sinks inset with mixer tap over, dual Neff ovens and integrated fridge and freezer. The kitchen is complimented by a central island with bespoke stainless-steel wrap around counter top and integrated storage under with seating for the breakfast bar. Open plan to the:-

DINING AREA: With ample space for formal dining and entertaining as well as bi-fold doors leading to the rear terrace which further flows opening to the:-

LIVING AREA: Well equipped to suit a number of uses but currently set up as a snug suitable for informal entertaining.

UTILITY/BOOT ROOM: Fitted with purpose made Quartz worksurfaces inset with sink and drainer and mixer tap over. In addition, there is a Baridi wine chiller and integrated storage for additional white goods including a washer and dryer. This is complimented by a bespoke fitted storage unit and a personnel door leading to the side terrace.

The kitchen flows opening to the:-

SITTING ROOM: A wonderful vaulted room with dual aspect floor to ceiling sliding doors providing exceptional views of the landscaped rear garden and also inset with a log burning stove and eye level windows to the front aspect. Open plan arrangement leading to the:-

Inner Hall: A tasteful addition to the main property with floor to ceiling windows to front and rear aspect capable of being uses as an individual room.

STUDY: A versatile space capable of fulfilling a number of uses currently a study.

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BEDROOM 3: A spacious and light double bedroom fitted with a feature log burning stove and with a separate living area if so desired. The bedroom has a hotel suite style feel with access to the:-

ENSUITE SHOWER ROOM: With white suite comprising WC, hand wash basin with storage under, corner shower and chrome heated towel rail.

BEDROOM 4: A substantial double bedroom with floor to ceiling windows overlooking the front and also housing the airing cupboard with access to:-

ENSUITE SHOWER ROOM: With white suite comprising WC, hand wash basin, corner shower and chrome heated towel rail.

CLOAKROOM: With white suite comprising WC, hand wash basin and chrome heated towel rail.

First floor

GALLERIED LANDING: A beautiful vaulted space with a wealth of exposed oak beams and floor to ceiling windows to the side elevation overlooking the central courtyard and access to the two principal bedrooms.

BEDROOM 1: A wonderful vaulted suite with exposed beams and a wealth of integrated storage and exceptional views of the surrounding farmland afforded by floor to ceiling windows overlooking the rear elevation.

DRESSING ROOM: With fitted storage space and a seating area for hair and makeup etc. Door to:-

EN SUITE BATHROOM: With white suite comprising WC, hand wash basin, walk-in shower, panel bath with shower attachment over and chrome heated towel rail.

BEDROOM 2: A superb bedroom, equally capable of being used as the master suite with a beautiful vaulted layout, exposed oak beams and space for storage. The bedroom is finished with a Juliet balcony overlooking the courtyard and floor to ceiling windows to the front elevation which enjoys a pretty outlook over mature trees and manicured lawns. Door to:-

ENSUITE BATHROOM: With white suite comprising WC, hand wash basin, shower with glass sliding door, panel bath with mixer tap over and chrome heated towel rail.

Outside

The property enjoys a particularly versatile arrangement with access initially coming from Cross Green via a track before arriving at an electric 5-bar gate which provides access to Old Hall Green Farm Barn via a gravel driveway, flanked by formal lawns before arriving at the front elevation of the barn and the parking area. Adjacent to the barn there is a:-

TRIPLE BAY GARAGE: With 3 electric roller shutter doors to the front and windows to the rear and a personnel door leading to the:-

WORKSHOP: Accessible from the garage, fitted with water, electricity and a further external door. Subject to the relevant permission this could be used as a self-contained ANNEXE but currently is used as a workshop and gym.

To the rear of the property is a beautiful formal lawn interspersed by various specimen trees and shrubs as well as a manmade pond. A terrace abuts the rear of the property which spans the length of the accommodation and wraps around the side of the property to join up with the kitchen/breakfast/living area making for seamless Alfresco dining and entertaining.

In all about 2 acres.

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SERVICES: Main water and electricity are connected. Private drainage. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council: 0300 1234000.
Council Tax Band: G - £3,421.43 – 2023/2024

BROADBAND SPEED: Up to 42 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, O2 and Vodafone (source Ofcom).

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WHAT3WORDS: ///confetti.apprehend.youths.

EPC RATING: Awaiting report.

VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St. Edmunds 01284 725525.

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Approximate Area = 3839 sq ft / 356.6 sq m

Outbuilding = 956 sq ft / 88.8 sq m

Garage = 576 sq ft / 53.6 sq m

Total = 5371 sq ft / 499 sq m

For identification only - Not to scale





