



**The Old Dairy,  
Honington, Bury St. Edmunds, Suffolk**

**DAVID  
BURR**



# THE OLD DAIRY, HONINGTON, BURY ST. EDMUNDS, SUFFOLK. IP31 1RB

Honington is a small village in Suffolk near to the Norfolk border with local amenities including village shop, takeaway, public house and primary school. The village is known for its RAF base RAF Honington (no longer flying activity). The village of Ixworth is only a few minutes' drive with a more comprehensive range of amenities including a doctor's surgery and garage. Honington is approximately 8 miles from the cathedral town of Bury St Edmunds and 6 miles from Thetford.

This charming single storey conversion of a period building retains much of the original character with attractive flint elevations under a pantiled roof and exposed beams internally. The versatile accommodation would suit a range of different lifestyles and is further complemented by charming gardens and off-road parking. **In all about 0.22 acres.**

## **A charming Grade II Listed single storey dairy conversion with established gardens, character and off-road parking.**

**SITTING ROOM/BEDROOM:** A versatile space with a 12ft high ceiling, exposed beams and double doors opening on to the garden. Large shelved storage cupboard.

**Inner Hall:** Oak wood flooring, high beamed ceiling, linen cupboard and doors to:-

**KITCHEN/DINING/LIVING ROOM:** An outstanding area with a 12ft high ceiling running throughout that incorporates extensive exposed timbers. Distinct areas are defined by attractive flooring that includes a tiled floor to the kitchen area finished with an extensive range of oak units, deep pan drawers, thick granite worktops and a Butler sink with mixer tap over. Integrated Neff oven with 4-ring gas hob and extractor fan over. Integrated dishwasher and space for full height fridge/freezer. The dining/living area has been cleverly designed with two sets of double doors leading on to the garden. Log burning stove.

**Inner Hall:** Large useful storage cupboard.

**UTILITY/KITCHEN 2:** Fitted with an extensive range of matching modern units including pantry cupboard and worktops with inset single drainer sink unit and mixer tap over. Integrated electric oven including

warming drawer, Neff hob over, fridge/freezer, dishwasher and washing machine. Exposed timbers and handmade wide door to garden.

**CLOAKROOM:** Tiled floor, WC and wash hand basin.

**BEDROOM:** High ceiling, exposed beams and a set of double doors opening on to the garden beyond

**ENSUITE:** High ceiling, exposed beams, large fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

**BEDROOM 3:** With a 12ft high ceiling, exposed beams, wood floor and **large walk-in wardrobe.**

**BATHROOM:** Bath with shower attachment and side screen. WC and wash hand basin. High ceiling and exposed beams.

### **Outside**

A sweeping gravel drive provides **OFF-ROAD PARKING** in two distinct areas. The gardens to both front and rear are fenced with expanses of lawn and colourful trees, shrubs, roses etc. External lighting.

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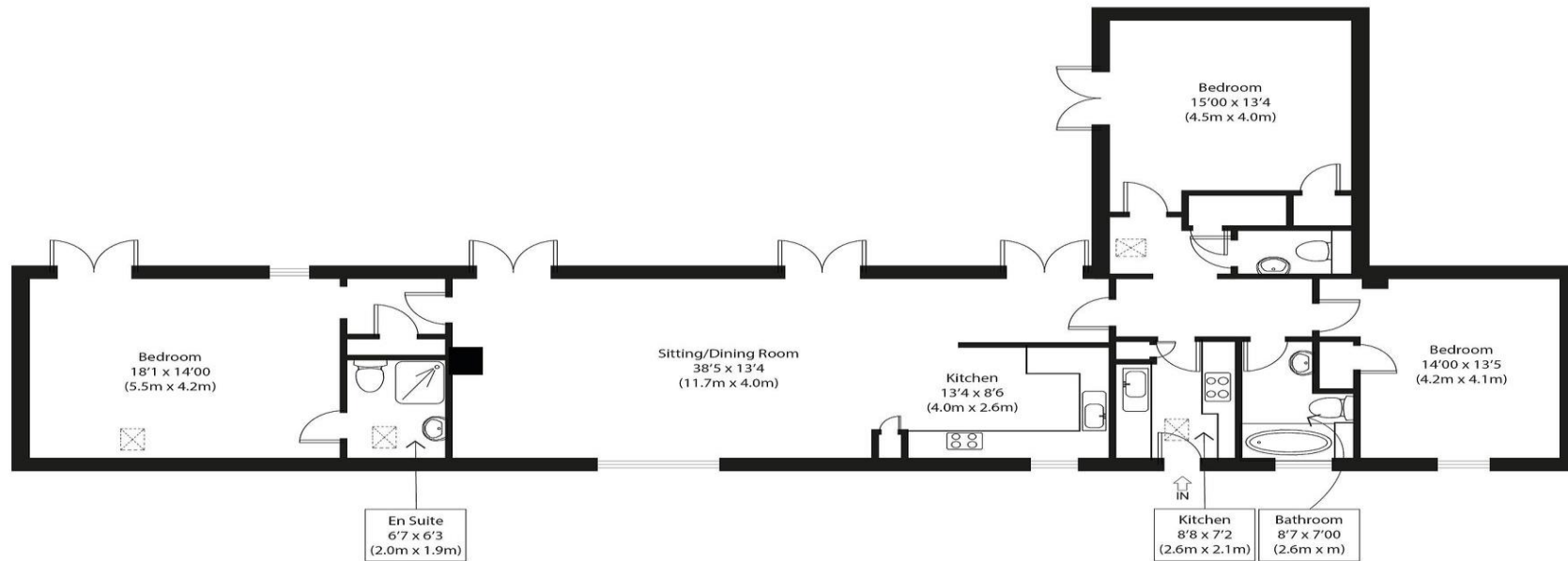
**SERVICES:** Main water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** St. Edmundsbury Borough Council: 01284 763233. Council Tax Band: E - £1857 –

**EPC RATING:** Not applicable. The property is Grade II Listed.

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

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor  
Approximate Gross Internal Area  
1510 sq ft (140 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.davidburr.co.uk



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