



DAVID
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**Lavender Barn,
Fenstead End, Boxted, Bury St Edmunds, Suffolk**



LAVENDER BARN, FENSTEAD END, BOXTED, SUFFOLK IP29 4LH

Fenstead End is a small hamlet to the south of the picturesque village of Hawkedon, two miles to the north of Glemsford, where a good range of amenities can be found. Bury St. Edmunds, with its wide range of shopping, educational and recreational facilities is approximately 10 miles to the north and Sudbury, 10 miles to the south-east with its rail link to London.

This charming three-bedroom detached barn enjoys a particularly rural setting surrounded by stunning countryside. Completed in 2008 the property is very well insulated and set up for modern living with south-facing grounds and studio outbuilding with possibilities of secondary accommodation, subject to planning. This property is being offered with NO ONWARD CHAIN.

Charming barn in rural Suffolk

ENTRANCE HALL: A solid oak door with glass panelling to either side brings you to this room which is full of natural light with three Velux windows with a solid oak door with Suffolk latch ironmongery leading to:-

SITTING/DINING ROOM: This is a wonderfully light double-aspect room with a floor-ceiling oak window to the front with initial dining and snug seating area with a split level leading down to the kitchen. This room is vaulted and beyond the dining/seating area is a sitting room with a large inglenook fireplace and inset log burner with oak bressumer beam and quarry tiled hearth, useful alcove for sitting room furniture and exposed tie beams.

KITCHEN: The kitchen is fitted with a wide range of traditional Shaker-style cupboards with a thick oak worktop and tiled splashback, integrated appliances include a double butler sink with central mixer tap with space for a large range cooker with extractor above, dishwasher and American-style fridge freezer with pretty views over the south-facing rear garden.

UTILITY/BOOT ROOM: This is a particularly practical room fitted with matching units to the kitchen with thick oak worktop, stainless steel sink with drainer unit and mixer tap with numerous cupboards offering abundance of storage with hanging space above and oak glass-panelled door leading to rear garden.

CLOAKROOM: WC and wash hand basin with double door cupboard that houses the hot water cylinder and water softener with space for more storage.

BEDROOM 2: A generous second bedroom accessed off the entrance hall finished with a light wood-effect flooring with built-in wardrobe and drawer unit. With views over the south-facing rear garden.

BEDROOM 3: A generous third double bedroom with useful understairs alcove for bedroom furniture with window to the southerly aspect.

BATHROOM: A four-piece suite consisting of a pedestal wash hand basin, close coupled WC, large panelled bath with central mixer tap and attractive tiled surround and separate walk-in shower cubicle with overhead power shower. This room is finished with a light stone-effect ceramic tiled floor with tongue and groove panelling and heated towel rail.

First Floor

LANDING: Solid oak wooden door leading to:

MASTER BEDROOM: This is a wonderfully light part-vaulted room with exposed tie beams and large oak window offering pretty countryside views with triple built-in wardrobe and door leading to:-

EN-SUITE: A three-piece suite consisting of a double width shower with overhead shower and attractive tiled surround. Pedestal wash hand basin with mixer tap and close coupled WC. This room is finished with a stone flooring, tongue and groove panelling and heated towel rail with further exposed timbers.

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Outside

The front garden has been landscaped for low maintenance with an attractive red brick wall front boundary and shingle offering space for potted plants and steps leading to the front door. To the side of the property a driveway leads round to an area of **OFF-ROAD PARKING** for several vehicles and in turn access to the **CARTLODGE** that is of a particularly generous size and has been split into three storage areas with **WORKSHOP** behind.

To the immediate rear of the property is a private **SOUTH-FACING** courtyard garden that has been fully decked with a soft red brick wall as the backdrop. This is a great space for entertaining and for potted plants and a real sun trap in the early afternoon through to the later evening.

Beyond here you will find a Pilates **STUDIO** that is a particularly heavily beamed building with air-conditioning unit. This room could have a range of potential uses (subject to planning) and possible secondary accommodation with drainage system sitting behind the barn and useful **STORE ROOM** that could accommodate a shower room.

Agent's notes:

The property enjoys a right of way to the right-hand side for access to parking.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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

EPC RATING: Band C – 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: F

TENURE: Freehold

CONSTRUCTION TYPE: Brick and timber

WHAT3WORDS: taxed.safely.dividing

VIEWING: Strictly by prior appointment only through DAVID BURR.

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 whatsoever 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.

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FLOORPLAN TO BE APPENDED

