



**Fosters Barn, Shimpling Road,
Hartest, Suffolk**

**DAVID
BURR**



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, 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.

A unique converted barn situated in a rural location with outstanding countryside views. The property has been furnished to an extremely high standard and provides characterful accommodation which includes an excellent open-plan kitchen/dining/sitting room, a bedroom and a shower room and there is the further benefit of off-road parking as well as a west-facing private enclosed garden overlooking countryside.

A charming one-bedroom converted barn in a rural location with beautiful views, private garden and parking.

KITCHEN/DINING/SITTING ROOM: A superb open area measuring approx. TBC in length and with vaulted ceiling with stunning exposed timbers throughout. Wide range of windows and a floor-to-ceiling glass panelled door with a beautiful outlook over the garden and onto rolling fields and open hills beyond. The room has been subdivided by cleverly arranged furnishings to create an attractive sitting area, dining area and a kitchen. The kitchen contains a range of base level units which incorporates a Belling cooker with a four-ring hob and a breakfast bar as well as a refrigerator with a freezer compartment. Stairs lead up into a further:-

UTILITY: Containing a stainless-steel sink with mixer tap above and drainer to side and an integrated Candy slimline dishwasher. Doors leading to:-

BEDROOM: A charming king size room with vaulted ceiling with exposed timbers and a door opening onto decking and outside. Range of base level units with wooden worksurfaces which incorporate a Beko washing machine. Further door opening onto the driveway.

SHOWER ROOM: Containing a shower with tiled surround and glass screen, WC and wash hand basin.

Outside

The property is approached via a shared driveway which must be kept clear and leads onto a private area of **OFF-ROAD PARKING** for around two vehicles. A stunning stable door opens onto a glass panelled door leading inside.

To the rear is a fenced enclosed private garden with the most superb open view over neighbouring farmland. There is a range of apple trees and a decked terrace ideally placed to enjoy the views.

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

AGENT'S NOTES

The property is offered fully furnished.

FOSTERS BARN, SHIMPLING ROAD, HARTEST, BURY ST. EDMUNDS, SUFFOLK, IP29 4ET

This property is professionally managed by David Burr in Long Melford.

EPC RATING: Band E – 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: A

PRICE: £950 pcm

DEPOSIT: £1,096.15

TENURE: A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

CONSTRUCTION TYPE: Timber framed

WHAT3WORDS: flash.overgrown.sheets

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.



