



**Shrub End,
East Barton, Suffolk.**

**DAVID
BURR**



East Barton is a quiet Hamlet on the outskirts of the popular village of Great Barton located approximately 3 miles North East of the historic market town of Bury St Edmunds benefiting from a primary school, Public house, shop/fuel station and church. A more comprehensive range of facilities are available within the Cathedral town of Bury St Edmunds. Commuter access to the A14 is only a short distance, with rail links to London's Liverpool Street Station at Stowmarket and a branch line service at Thurston.

This exceptionally well-presented detached house offers light spacious accommodation that blends both character and practicality. The gardens are outstanding and further complimented by a substantial outbuilding that incorporates a double garage, workshop, store, studio, etc. **In all about 1.1 acres.**

An exceptionally well-presented Grade II Listed house with a charming garden and substantial outbuilding in a rural setting.

RECEPTION HALL: A spacious inviting area with a staircase off, useful storage cupboard and double doors opening to:-

DRAWING ROOM: Enjoying lovely views over the garden with double doors opening on to terracing. Floor to ceiling inglenook fireplace with heavy oak bressummer and inset log stove on a brick hearth.

SITTING ROOM: A light room capable of being used as a ground floor bedroom if desired, with views over the garden and door opening on to terracing. Exposed beams and extensive fitted book/display shelving.

DINING ROOM: With attractive floor tiles, exposed beams, views over the garden and floor to ceiling chimney with heavy oak bressummer and inset stove on a brick hearth. Opening to:-

KITCHEN/BREAKFAST ROOM: Enjoying views over the front and rear gardens with a door opening on to terracing. An attractive tiled floor runs throughout and there are an extensive range of matching modern units with solid wood worktops incorporating single drainer sink unit with Quooker tap and vegetable drainer. Integrated dishwasher.

UTILITY/BOOT ROOM: A useful addition with a stable door opening on to the drive. Cupboard housing the boiler, shelved pantry cupboard, storage cupboards, space for full height fridge/freezers, solid wood worktops with inset single drainer sink unit, vegetable drainer inset and mixer tap over. Plumbing for washing machine.

CLOAKROOM: Fitted WC and wash hand basin.

First floor

LANDING: Shelved linen cupboard, access to loft storage space and Suffolk latch doors to:-

BEDROOM 1: With views over the garden, exposed beams and red brick chimney. Access to loft storage space and opening to:-

DRESSING ROOM: Fitted hanging rails, shelving and storage cupboard. Lighting and mirror.

ENSUITE BATHROOM: Views over the garden and fields beyond. Bath with period style fittings and shower attachment, separate fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

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BEDROOM 2: Exposed beams, useful storage cupboard and door to:-
ENSUITE BATHROOM: A spacious room with a large bath, fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

BEDROOM 3: Enjoying views taking in the garden and fields beyond. Exposed beam, red brick chimney, built-in wardrobe and door to:-
ENSUITE BATHROOM: Bath with fitted shower screen, period style fittings and shower attachment over. Heated towel rail, WC and wash hand basin.

Outside

An electric 5-bar gate opens to a long sweeping gravel drive flanked by a large expanse of lawn on one side and established trees and lighting on the other. This in turn leads to:-

DOUBLE GARAGE: With oak beam, 8ft ceiling height and charging point for an electric vehicle.

WORKSHOP: Power point, lighting and staircase to:-

STUDIO: Currently utilised for storage but offering potential to be a gym/office/games room etc with natural light, electric strip lighting and power points.

STORE: A natural addition to the main outbuilding with a weatherboarded elevation and providing useful storage.

The grounds are one of the property's most attractive features, generous in size abutting open farmland. The current owners have transformed the gardens throughout their tenure, there are large expanses of lawn interspersed with well stocked colourful beds complimented by a variety of newly planted specimen trees and hedging. There is a large terrace that takes advantage of the afternoon/evening sun. **SUMMER HOUSE,**

various useful **STORAGE SHEDS** and a particularly impressive purpose built and thoughtfully designed *kitchen garden* that measures around 60ft x 53ft with gravel pathways meandering through raised beds, fruit cages, large **GREEN HOUSE**, etc. Within the garden there is a water point, lighting and power.

In all about 1.1 acres.

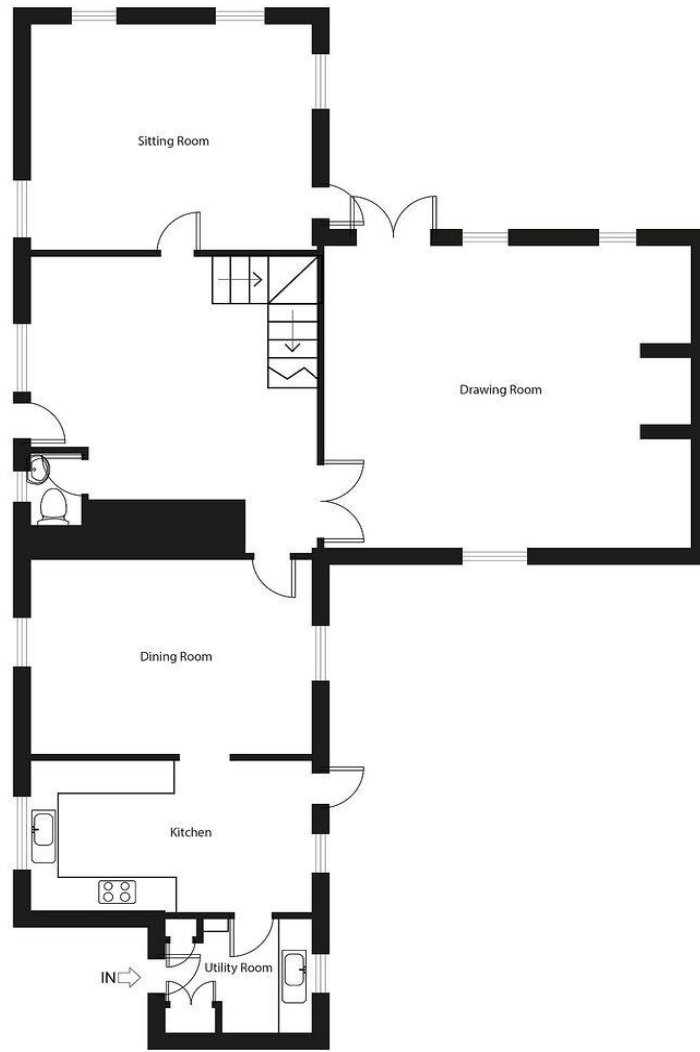
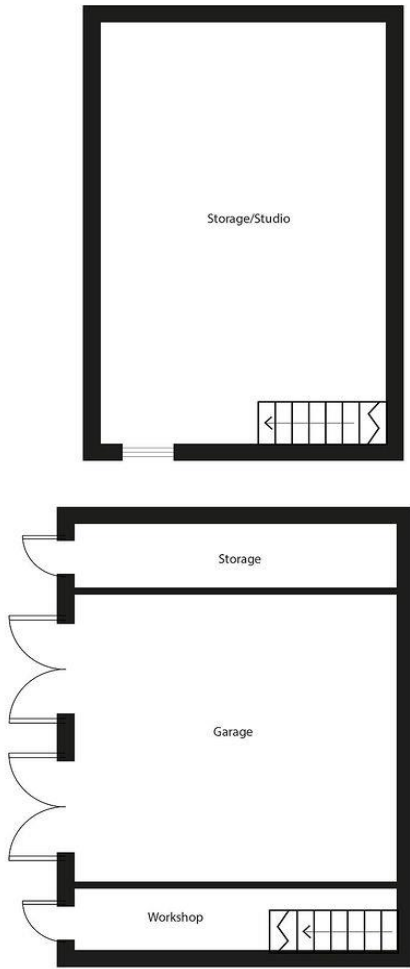
SERVICES: Main electricity and electricity are connected. Private drainage. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233.

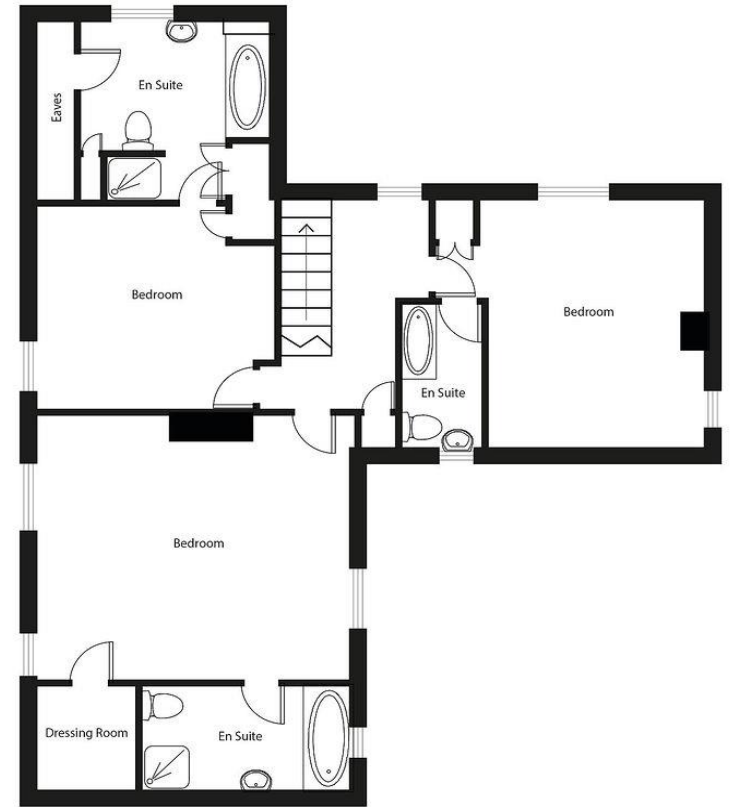
VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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



First Floor

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.ojphoto.co.uk

