



**The Bakehouse,  
2 The Green, Barrow, Suffolk.**

**DAVID  
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# THE BAKEHOUSE, 2 THE GREEN, BARROW, BURY ST. EDMUNDS, SUFFOLK. IP29 5AA

Barrow is a picturesque village located six miles west of the Historic market town of Bury St Edmunds and within easy travelling distance of the commuter links onto the A14 with Cambridge lying only 25 miles away. The thriving village boasts many traditional amenities including a village hall, doctors surgery, primary school, village store, public house, post office and village green. Bury St Edmunds offers further extensive facilities including schools, colleges, shops and restaurants and commuter rail link to London Liverpool Street station.

A bespoke, one-off build, finished to an exceptional specification with exacting standards, occupying a generous plot of **approximately 0.26 acres** just off of the village green in the highly regarded village of Barrow. In brief the accommodation schedule comprises large vaulted drawing room, superb kitchen/breakfast/living room, 3 generous bedrooms with a balcony and ensuite to the principal bedroom. There is a gated entrance and ample off-road parking as well as scope for further development owing to the existing outbuildings within the grounds. **In all about 0.26 acres.**

## An exceptional, one-off family home set just off of the village green in the highly regarded village of Barrow.

**ENTRANCE HALL:** A light semi-vaulted reception hall with window to side aspect and double doors opening to:-

**Inner Hall:** With stairs rising to first floor and access to:-

**VAULTED DRAWING ROOM:** Undoubtedly one of the most impressive rooms in the home finished with dual aspect bi-folding doors, purpose-built media wall and space for an electric fireplace with ample space for informal entertaining. Underfloor heating and a continuation of the Karndean flooring from the hall.

**KITCHEN/BREAKFAST/LIVING ROOM:** the hub of the home, finished to a particularly high standard with a matching range of base units and worksurfaces over. Integrated appliances to include the Cookmaster 7-ring cooker with oven function under, dishwasher, dual inset stainless-steel sinks with mixer tap over. Space for an American style fridge/freezer. The existing space is tastefully divided to afford a duality of culinary space and dining space. The dining area is located to the rear most part of the property with bi-folding doors leading to the terrace abutting the rear making for easy

Alfresco dining and entertaining. Underfloor heating and Karndean flooring.

**UTILITY/BOOT ROOM:** Accessed from the kitchen with an independent personnel door leading to the side driveway. Finished with a range of matching wall and base units with worksurfaces over and spaces for further white goods to include a washer and a dryer. Inset ceramic butler sink with mixer tap over. Windows to front aspect and boiler cupboard housing the Viessman boiler and heating manifold for underfloor heating (each zone can be independently controlled by the heat miser app and the central control panel is accessible from the utility room).

**BEDROOM 2:** Substantial double bedroom located on the ground floor with dual aspect windows to front and side.

**BEDROOM 3:** Substantial bedroom with window to side aspect.

### First Floor

**LANDING:** With dual aspect sky light windows to rear and access to the:-

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**LOFT ROOM** which could be useable as an additional bedroom, subject to the relevant permissions, (it is understood that the roof struts have been placed so as to easily facilitate the input of additional sky light windows should any prospective purchaser desire).

**PRINCIPAL BEDROOM:** A substantial double bedroom with views over the rear gardens and door to:-

**DRESSING ROOM:** With ample hanging space and loft access for storage.

**ENSUITE:** With white suite comprising WC, dual hand wash basins on a vanity unit, freestanding claw footed slipper bath and dual aspect windows to rear and side. Sliding doors leading to:-

**BALCONY:** Finished with a glass balustrade and seating area overlooking the rear gardens.

## Outside

The property is situated just off of the village green and accessed via a single gravel track which in turn leads to the gated entrance providing **OFF-ROAD PARKING** for a number of vehicles before extending to the pea-shingle driveway to the rear of the property and access to the formal gardens beyond. Incorporated within the grounds is a large brick and flint **BARN** currently in need of repair/renovation although offering ample opportunity for conversion to ancillary accommodation or garaging, subject to the relevant permissions. The gardens are mature in nature with a number of specimen trees and shrubs. The boundaries are clearly defined by close-board fencing to all 3 sides.

**In all about 0.26 acres.**

## AGENTS NOTE

Please note that there is underfloor heating throughout the ground floor.

**SERVICES:** Main water, drainage (foul, borehole for surface and rainwater) and electricity are connected. LPG heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: F - £3,006.18 – 2024/25.

**EPC RATING:** C.

**BROADBAND SPEED:** Up to 80 Mbps (source Ofcom).

**MOBILE COVERAGE:** EE, Three, 02 and Vodafone – outdoors, likely (source Ofcom).

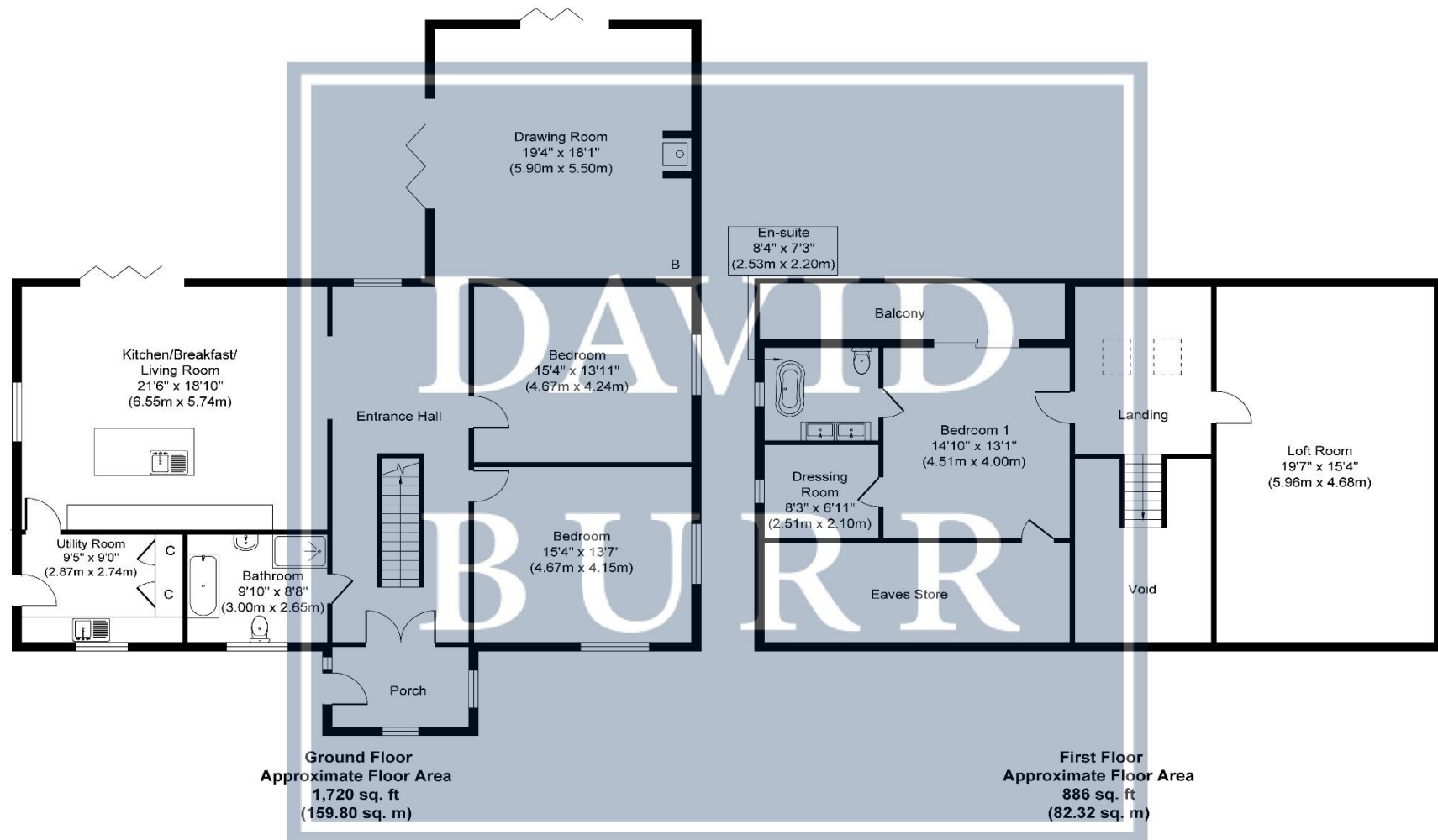
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**WHAT3WORDS:** ///dwarf.excusing.though.

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

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