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The Granary, Burston

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ESTATE AGENTS

Diss - 3.1 miles
Norwich - 20.4 miles
Bury St Edmunds - 27 miles

A recently renovated Grade II listed barn conversion set in this popular village with good access to Diss and the A140. The renovation is almost complete and in total, the accommodation extends to approximately 1400sqft.

Offers in Region of £300,000

Accommodation comprises briefly:

- Principle Reception Room
- Kitchen/Breakfast Room
- Ground Floor Bedroom
- En-suite Shower Room
- Two Further Bedrooms
- Family Shower Room
- Double Cart lodge
- Gardens Of 0.25 Acres (sts)



The Property

The Granary is a Grade II listed barn conversion constructed of traditional red brick with slate tiles upon a timber roof structure. Over recent months, all structural work has been sympathetically completed including a new roof, new weatherboarding, replacement brickwork and new doors and windows. The accommodation is well laid out with three double bedrooms (one to the ground floor) and two bathrooms. Period features flow throughout the barn with high vaulted ceilings, exposed studwork, original floorboards and granary shutters to windows. Although 95% complete, the barn offers the potential for a purchaser to put their own stamp on the property with regards to internal decoration, flooring and garden design. On the ground floor is a large vaulted sitting room/diner with patio doors leading out into the garden. The room is light and airy, with a feature fireplace situated in the corner of the room. A doorway leads through into the ground floor bedroom, with adjacent en-suite shower room comprising a modern three piece suite. The kitchen/breakfast room leads off the sitting room and is fully fitted with a shaker style kitchen, with a built in dishwasher, double oven, hob and fridge. Further utility space is available in the adjacent utility cupboard. Stairs rise up to the first floor where you will find two bedrooms and the family shower room. Both the bedrooms can accommodate double beds with the master having the additional benefit of the original granary entrance, which has recently been restored with a staircase down to the garden.



Outside

The barn is situated on a plot extending to approximately 0.25 acres. A shared driveway leads up to the parking area and double cart lodge, which has both power and light. Beyond the cart lodge are the private gardens, with mature trees and sweeping lawns. At the end of the garden is a Scandinavian timber summer house, which looks back across the gardens to the house.

Location

The property is privately positioned in a small complex of only three barns and is situated on the edge of this popular village. Burston is a very pretty village with Church, Village Hall, Public House and Primary School. The Market Town of Diss is approximately three miles distant providing a full range of amenities including shops, banks, post office, butchers, bakery, weekly market and auction house and mainline railway link to London's Liverpool Street (circa 90 minutes). Good road links are afforded to Norwich and Ipswich via the A140 and the Cathedral Town of Bury St Edmunds via the A143.

Directions

From Diss, proceed out of the town via Heywood Road and follow the road until reaching the village of Burston. Continue through the village passing the public house and school, where the property will be found on the left hand side. For vehicle access, turn left onto Gissing Road and left again onto the driveway.

Fixtures and Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

All mains connected. Oil fired central heating.

Local Authority

South Norfolk Council
Tax Band: TBC
Energy Rating: Exempt
Postcode: IP22 5TZ

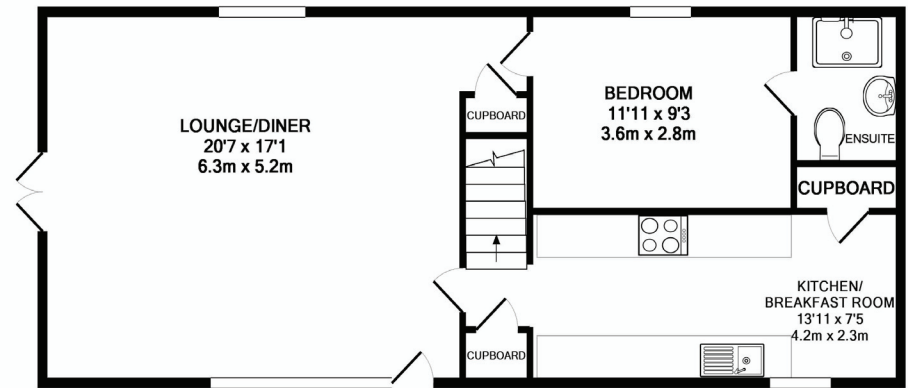
Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

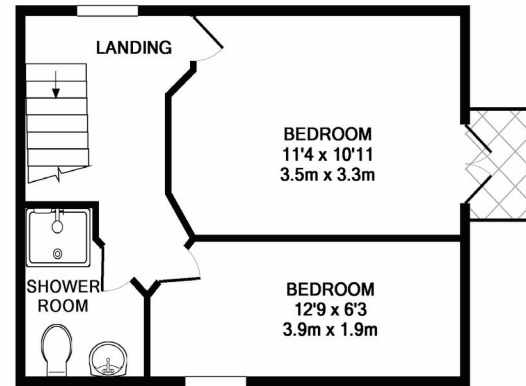
Tenure

Vacant possession of the freehold will be given upon completion.





GROUND FLOOR
APPROX. FLOOR
AREA 739 SQ.FT.
(68.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1122 SQ.FT. (104.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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To arrange a viewing, please call 01379 644822

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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