



Forge Barn
Cowlinge, Suffolk

**DAVID
BURR**



Forge Barn, New England Lane, Cowlinge CB8 9HP

Cowlinge is a delightful village situated approximately equal distance from Bury St Edmunds, Haverhill and the historic racing town of Newmarket. This popular village offers a public house, church and village hall. There is a range of facilities available in Wickhambrook just 1.5 miles from 'Forge Barn', facilities include a primary school, doctors, shop, garage, pub and a large recreation ground with various sporting facilities. Further amenities are available in nearby Newmarket to include supermarkets, hotels, pubs, restaurants and schools.

'Forge Barn' is a beautifully presented and deceptively spacious three/four bedroom converted barn in a peaceful setting in Cowlinge. The property boasts versatile accommodation throughout measuring close to 2,000 sq.ft of accommodation with high quality and characterful features including exposed original beams, solid oak flooring, exposed brickwork and solid oak internal doors. Externally enjoying ample driveway parking for around 5 vehicles, a double garage, separate studio and impressively landscaped gardens.

A high-quality barn conversion measuring close to 2,000 sq.ft with an outbuilding and double garage in Cowlinge.

ENTRANCE HALL A door and broad windows to front aspect, solid oak flooring and stairs rising to the first floor.

KITCHEN / DINING / SITTING ROOM A fantastic space with a stylishly fitted kitchen with units and drawers, granite worktops and an inset sink. Integrated appliances include a hob with an inset extractor fan, two 'Smeg' ovens, a 'Smeg' steam oven, a 'Smeg' microwave, two fridge-freezers and a dishwasher. Solid oak flooring, an oval wood burning stove, two large floor-to-ceiling arches windows to front aspect, window to rear and French doors leading to the rear garden.

UTILITY ROOM Fitted units with granite worktops over and an inset sink. Space and plumbing for appliances, tiled floor, window to rear aspect and a large airing cupboard.

SNUG / BEDROOM 4 Floor-to-ceiling arches window to front aspect with fitted shutters, solid oak flooring and an **ENSUITE** which is extensively tiled with a double sized shower cubicle, wash hand basin, WC and heated towel rail.

CLOAKROOM Wash hand basin, WC, oak flooring and partially tiled wall.

First Floor

LANDING A large and light space with ample room for a desk or seating area. Two windows to front aspect and a large linen cupboard.

MASTER BEDROOM Windows to front and rear aspects and an **ENSUITE** which is extensively tiled with a bath, double sized shower cubicle, wash hand basin, heated towel rail, WC and window to rear aspect.

BEDROOM 2 Two windows to front aspect.

BEDROOM 3 Two windows to rear aspect.

BATHROOM Extensively tiled with a double sized shower cubicle, bath, wash hand basin, heated towel rail, WC and window to rear aspect.

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Outside

The property enjoys ample parking with spaces beside the property and two further spaces in front of the **DOUBLE GARAGE**. The front garden is mainly lawned and bordered by hedging and small trees. The paved pathway leading up to the front door is bordered by lavender plants. The rear garden is predominately lawned with a paved terrace, mainly walled and a wonderful selection of trees, shrubs, plants and flowers. The addition, there is a **STUDIO** which has electricity.

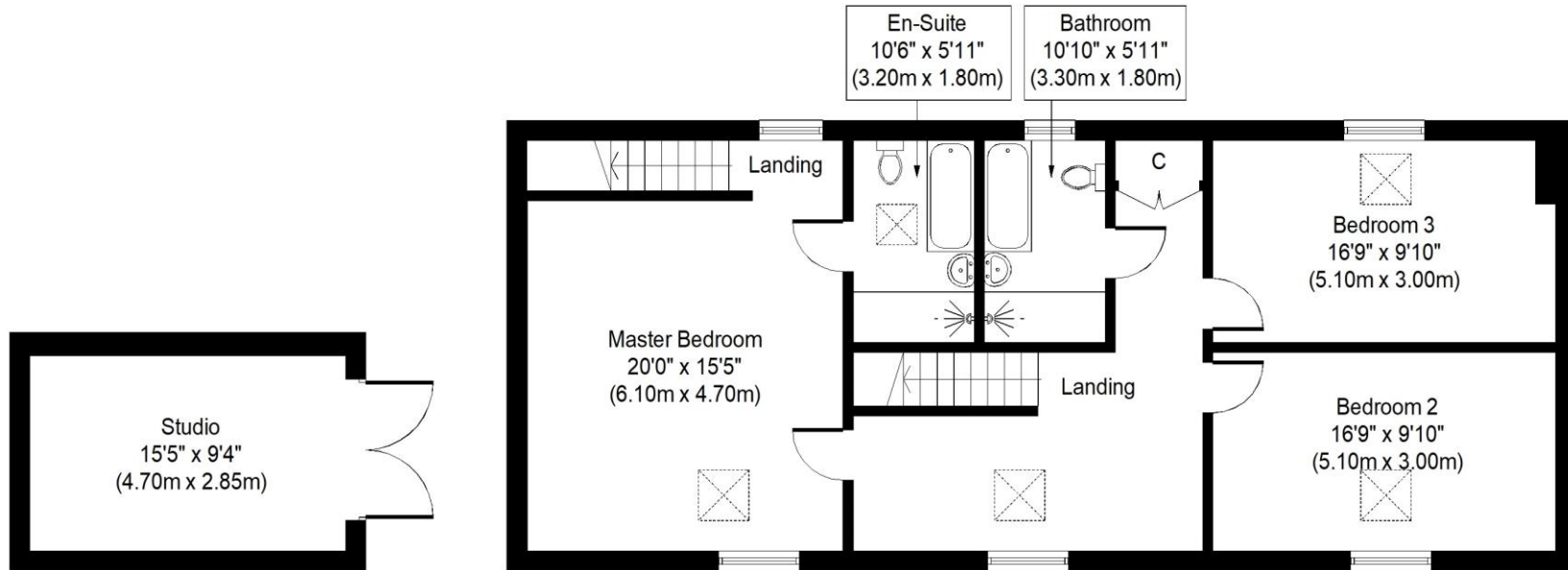
SERVICES Oil fired central heating. Mains water and electricity. Private drainage. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

EPC C.

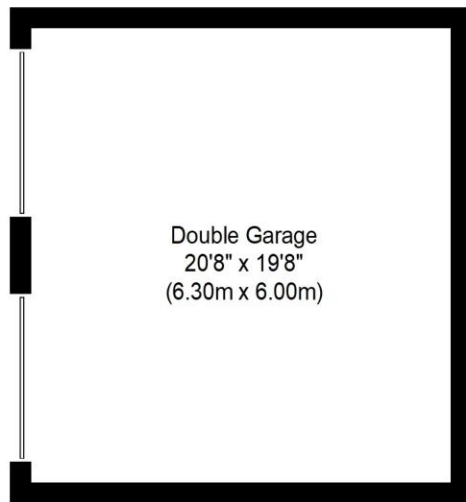
VIEWING by prior appointment only through David Burr estate agents.





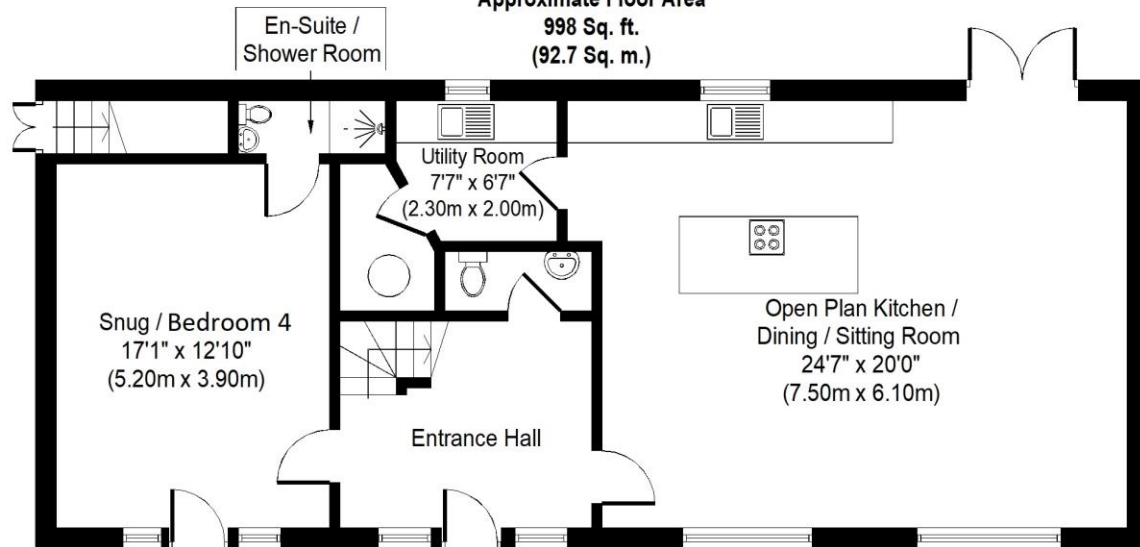
(Not Shown in Actual Location / Orientation)

First Floor
Approximate Floor Area
998 Sq. ft.
(92.7 Sq. m.)



(Not Shown in Actual Location / Orientation)

Outbuildings
Approximate Floor Area
566 Sq. ft.
(52.6 Sq. m.)



Ground Floor
Approximate Floor Area
998 Sq. ft.
(92.7 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

