



**Bryers Barn,
Hawstead, Suffolk.**

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BRYERS BARN, HAWSTEAD, BURY ST EDMUNDS, SUFFOLK IP29 5NS

Hawstead is a small rural village in Suffolk with a pretty Parish Church and a café/bike shop. The village is located 3 miles south of Bury St. Edmunds which offers extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

An exceptional detached barn conversion of considerable character blending contemporary elegance with a host of modern creature comforts including zoned underfloor heating and bespoke fitted kitchen and bathroom suites with historic charm and kerb appeal. In brief the accommodation schedule offers 4 generous bedrooms, 3 bathrooms and 3 reception rooms including a stunning 43ft vaulted drawing room with an exposed timber frame and glass galleried landing. The property benefits from a discreet rural setting situated just off a country lane, bounded by open countryside while remaining approximately 3 miles from the Cathedral town of Bury St. Edmunds.

A superb, architecturally designed detached barn conversion of impressive scale set within immaculately landscaped grounds and offering approximately 4000 sq.ft. of high-quality accommodation, seamlessly blending character with contemporary finishes. In all about 0.65 acres.

ENTRANCE HALL: With tiled flooring leading from the rear courtyard and providing access to the:-

DRAWING ROOM: A 43ft vaulted reception room with a 10ft wide wall of glass overlooking the courtyard and a beautiful view of the exposed timber framework. There is a large mullion style window overlooking the fields to the rear of the property and the room is ideal for entertaining on a large scale. Access to the first floor via a handmade oak staircase with a glass balustrade and 2 deep storage cupboards.

KITCHEN/BREAKFAST ROOM: Bespoke fitted space with a range of wall and base units with Quartz worksurfaces over and a host of integrated appliances to include dual Bosch ovens, a 4-ring Bosch hob with extractor over, integrated fridge/freezer and dishwasher. The kitchen enjoys excellent views of the countryside situated to the rear of the property and further benefits from an island, also with a Quartz worksurface over and

breakfast bar. There are dual aspect window to the front elevation as well as a personnel door leading to the central courtyard around which the property is set. Double doors opening to:-

BOOT ROOM: Fitted with further base units with Quartz worksurfaces over and a large ceramic butler sink with mixer tap over. Spaces for further white goods to include washing machine and fridge. Deep storage cupboard and personnel door leading to the terrace abutting the rear of the property as well as a door leading to:-

CLOAKROOM : With a white suite comprising WC, hand wash basin and window to rear.

SITTING ROOM: A light vaulted space with exposed oak A-frame beam and large 10ft tall A-frame window to the front elevation of the property

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incorporating French style doors and views of the surrounding countryside. Ideal as a cosy evening reception room.

PRINCIPAL SUITE: Situated away from the main reception spaces of the home, the principal suite covers a large area of space that is separated into 3 distinct parts, largely comprising a substantial bedroom with triple aspect windows to front, rear and side. Secondly a bespoke:

EN-SUITE BATHROOM: With a white suite comprising WC, freestanding slipper bath with hot and cold mixer taps over, hand wash basin with wall mounted mixer taps and walk-in wet room style double shower with drencher head over. The suite is complimented by marble effect tiles with 2 feature walls in contrasting black marble.

DRESSING AREA: Ample hanging space for clothes.

BEDROOM 2: A substantial double bedroom located on the other end of the property to the principal. With a wealth of character, exposed timbers, window to side aspect and easy access to the family shower room.

BEDROOM 3: Exposed timbers, integrated storage and window to rear aspect providing far reaching countryside views.

FAMILY SHOWER ROOM: Suite comprising WC, hand wash basin, walk-in shower, chrome heated towel rail and window to front elevation.

First Floor

LANDING: With stunning views over the drawing room and a number of exposed oak beams. Door to:-

BEDROOM 4: A substantial double bedroom with views over the field to the rear elevation.

SHOWER ROOM: With a white suite comprising WC, hand wash basin and walk-in shower with shower attachment.

Outside

The property occupies an enviable position in this highly regarded Suffolk village with a sweeping gravel driveway leading down to the front elevation of the barn in turn arriving at the **PARKING** area. There is full planning permission for a **DETACHED DOUBLE CARTLODGE**. The spaces around the immediate vicinity of the barn are laid to pea-shingle with delicately landscaped area of formal lawn leading up to the rear-most boundary of the property providing the idea backdrop for Al-fresco dining and entertaining. There is a substantial terrace immediately abutting the rear of the property and also within the grounds there is a large:-

DETACHED GRANARY: Which is available for further development subject to the relevant permissions, perhaps for use as a studio or gym.

In all about 0.65 acres.



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AGENTS NOTE

We understand that the property is within the curtilage of a listed building. Details of the planning permission for the cart-lodge can be found under ref: SE/10/1461 and 1462.

CONSTRUCTION TYPE: Brick and timber frame.

SERVICES: Main electricity and water. Private drainage (sewage treatment plant). Oil fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: E - £2,569.20 – 2024/25.

EPC RATING: D.

BROADBAND SPEED: Up to 40 Mbps (source Ofcom).

MOBILE COVERAGE: EE, 02 and Vodafone – outdoor, likely (source Ofcom).

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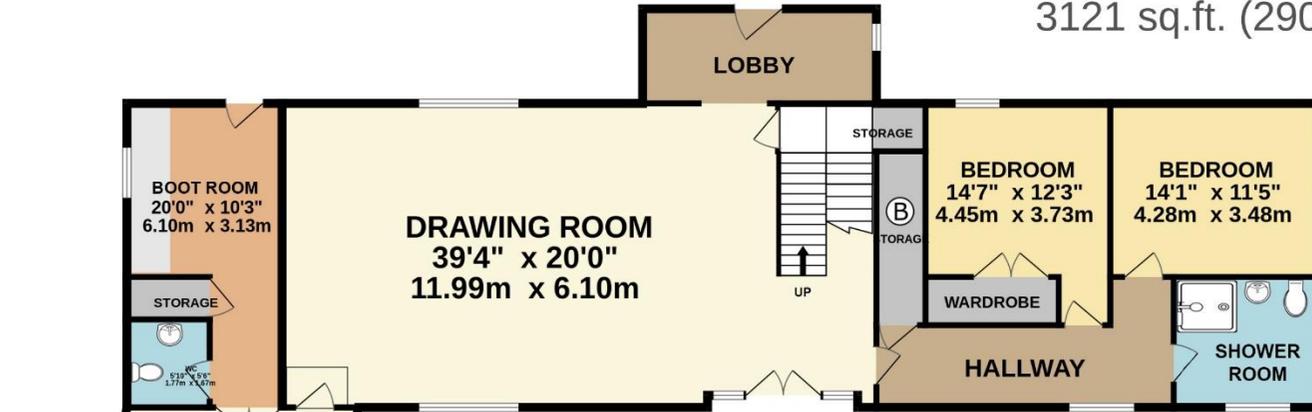
WHAT3WORDS: ///limit.lightens.standards.

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

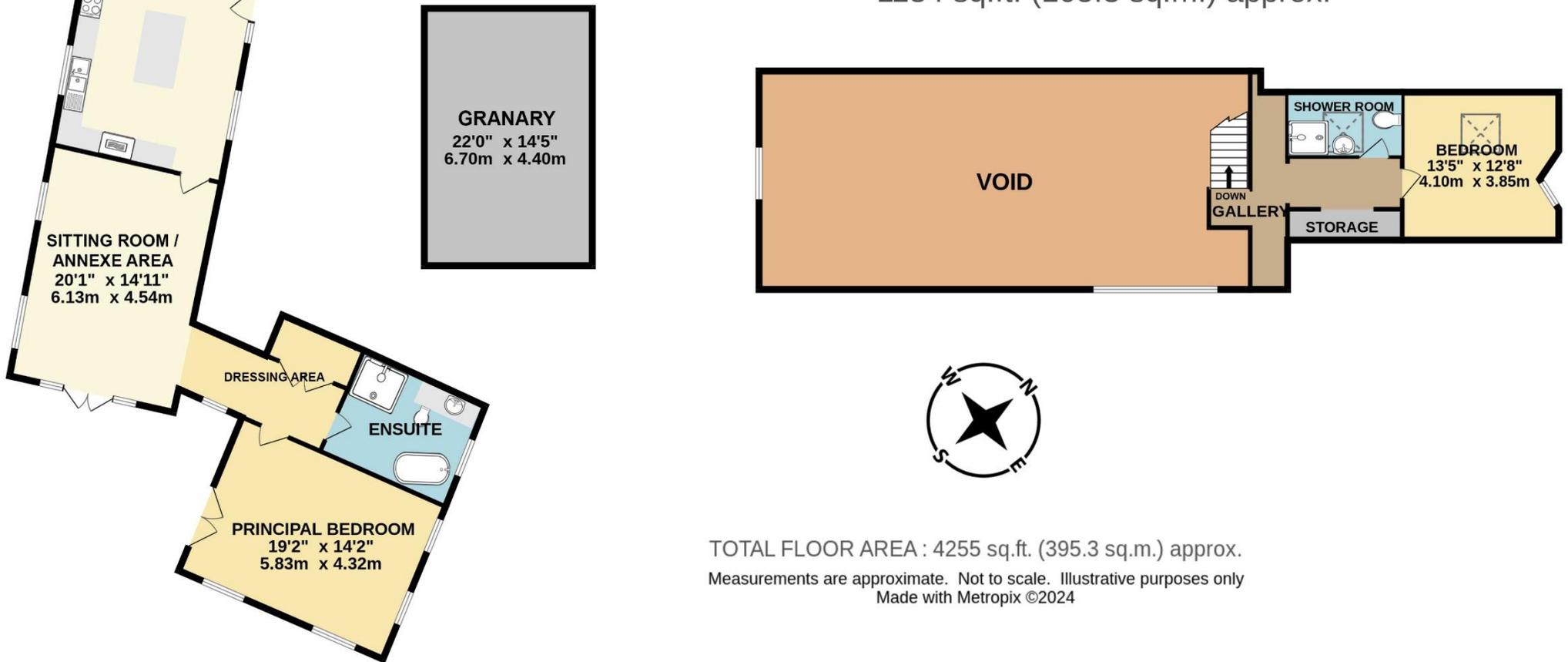
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GROUND FLOOR
3121 sq.ft. (290.0 sq.m.) approx.



1ST FLOOR
1134 sq.ft. (105.3 sq.m.) approx.



TOTAL FLOOR AREA : 4255 sq.ft. (395.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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