



Station Road
Haughley

Guide Price £425,000

LACY SCOTT
& KNIGHT

est. 1869

Hill Barn

Station Road | Haughley | Stowmarket | IP14 3PW

A14 1 mile, Stowmarket 2.5 miles, Bury St Edmunds 15 miles

A detached barn conversion offering well proportioned 3 bedroom accommodation with feature open plan living space. Easy access village facilities. Available with no onward chain.

Porch | Living Area | Kitchen/Dining Area | Utility | 3 Bedrooms (2 Ground Floor/1 First Floor | Bathroom | Separate Shower Room | Courtyard Garden | Parking

Hill Barn

Hill Barn was constructed circa 2016 as a conversion of a former agricultural barn.

The property has been converted to a high standard offers approximately 1350sqft of character full of accommodation fitted out in an attractive modern style.

A particular feature is the large open plan style kitchen and living space, which includes a high quality fitted kitchen with hand painted unit, granite work surface, ceramic sink and built-in five ring gas hob with twin electric ovens under. The kitchen also includes an integrated dishwasher, space for an American style fridge freezer, and has an island style work station/breakfast bar. The living space throughout the property is all finished in attractive limestone tiles, and at the rear bi-fold doors open onto the landscaped courtyard



garden.

The character of the accommodation is further enhanced by the use of green oak roof trusses, and oak doors.

There are 3 bedrooms, 2 of which are located at the front of the property, which are served by a modern bathroom with 4 piece suite including walk-in shower cubicle, and there is a separate wc facility which also has a corner shower cubicle and basin.

The remainder of the accommodation includes a utility room which has limestone floor tiles similar to the living space and

matching cupboard units together with space for washing machine and dryer.

Outside

There is a gated access to the property which leads to a gravelled parking and turning area suitable for 2/3 cars, and also includes a covered log store.

A side gate provides access to the enclosed courtyard style rear garden which is most attractively landscaped split level style with own extensive tiling. There is also a sunken area to accommodate a hot tub. The rear garden is enclosed by panel fencing.

Location

Hill Barn is positioned towards the northern edge of the served village of Haughley being approximately ¼ mile from the village centre where there is a Co-op store, pub, bakery, vets and hairdressers. The property is approximately ¾ mile from the primary school and the village hall.

There is good access to the A14 which is approximately 1 mile distant, and the nearby town of Stowmarket provides additional facilities, which includes a rail station providing a regular commuter service to London Liverpool Street.

Services

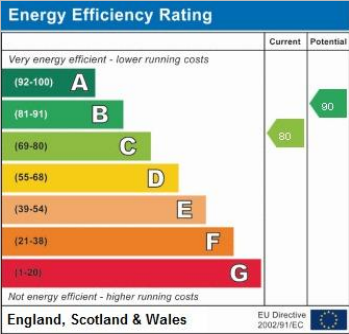
All mains services are understood to be connected. Central heating is provided from a gas fired boiler and serves underfloor heating to the ground floor.

Local Authority

Mid Suffolk District Council - Council Tax Band D.

Directions

From Stowmarket proceed westward towards the A14 and at the Tothill roundabout take a signpost turning towards Haughley. On arriving at the centre of the village take a right hand turning opposite the Co-op store into Station Road, and follow it up the hill for approximately ¼ mile and Hill Barn will be found on the right hand side just after the turning into Millfields.



Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- a) These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- c) No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- d) No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- e) Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

Station Road, Haughley, Stowmarket, IP14

Approximate Area = 1253 sq ft / 117 sq m

Limited Use Area(s) = 102 sq ft / 9 sq m

Total = 1355 sq ft / 126 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2021. Produced for Lacy Scott & Knight. REF: 731802



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