





Wimpole Barn
Lawshall Road
Hartest
IP29 4EA

Set on the outskirts of the highly regarded village of Hartest is this high-specification barn conversion incorporating a rural setting with rolling countryside views with modern comforts and amenities.

The property itself is spread across two floors and enjoys approximately 3,200 sq.ft of living accommodation with extensively landscaped gardens, secondary access point and impressive countryside views.

- High specification barn conversion
- In excess of 3,000 sq.ft
- Rolling countryside views
- Four bedrooms
- Secondary outbuilding
- Three phase electric to the barn and workshop
- Air source heat pumps
- High specification and energy efficient conversion

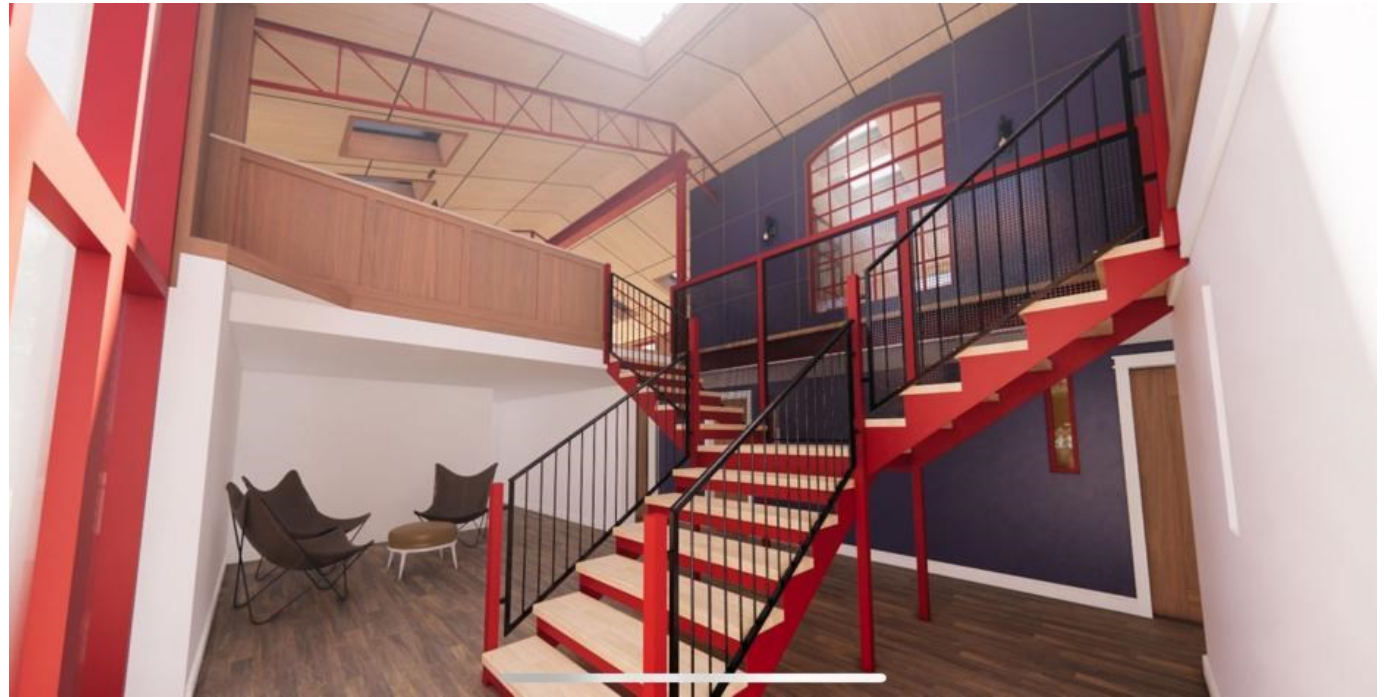


The Property

The property is approached via a winding country lane and enjoys gated access into an extensive driveway leading up to the main property. The main entrance hall enjoys breathtaking floor and to ceiling windows flooding the atrium in natural light providing a spectacular first impression. Once in the focal point of the room is the bifurcated staircase clad in English Elm which leads up to the first floor with several doors beneath leading off to the ground floor accommodation.

Set to the front of the property are two generous and well-proportioned bedrooms, one enjoying an en-suite shower room with a three-piece suite including a shower set above the bath with a glass shower screen, wash hand basin and W.C and finished with a wall-mounted heated towel rail. The other bedroom is serviced by a stand-alone family bathroom which is set towards the rear of the atrium. The bathroom itself has been tiled in glazed rainbow sandstone which gives this family bathroom a depth of character and warmth. Further doors leading off the atrium provide access to a utility/boot room which also contains the majority of the house's electrical infrastructure. The boot room itself consists of a work surface on two sides with an array of storage cupboards set both above and below the work surface with an external door leading out under the covered veranda, this is an ideal room bearing in mind the location to utilise as a boot room.

The further accommodation on the ground floor then consists of three further rooms set to the back of the property. Two additional bedrooms with windows overlook the side and rear and an entertainment room complete with bi-folding doors and a fitted bar area.







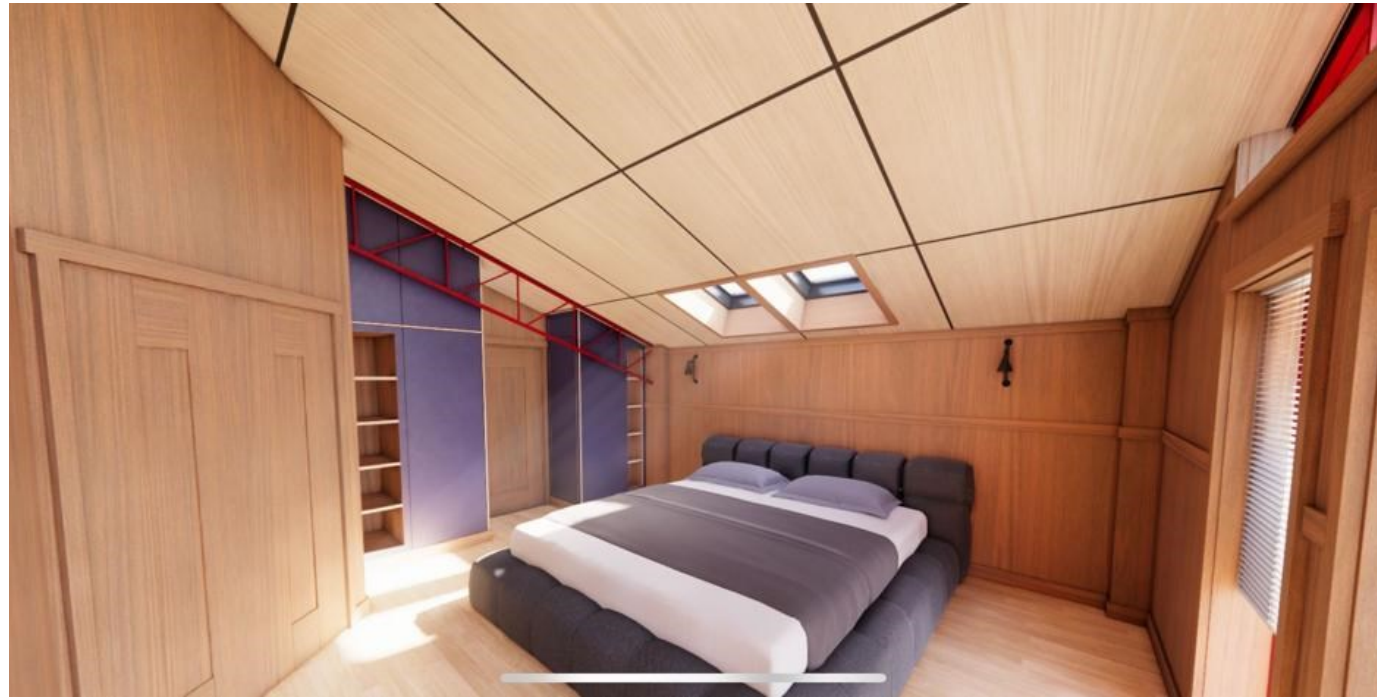


First floor

Rising to the first-floor landing it is quickly apparent that the property has been designed to maximise the outlook of the rolling countryside and therefore has positioned the kitchen/living space on the first floor. The kitchen itself will compose of a worksurface on three sides with space for several free-standing and integrated appliances (capable of running commercial kitchen appliances), details on the kitchen area to be confirmed and should a potential purchaser be introduced at an early stage they have the opportunity to select certain specifications. The open-plan kitchen/living space dominates the majority of the first floor and is primarily focused on maximising the surrounding views which is why the vendor has gone to great lengths to incorporate bi-folding doors and floor-to-ceiling windows along the majority of the back two walls which in turn lead out onto the raised veranda which can be considered an extension of the main house.

Throughout the majority of the first floor, there are electronically operated skylights which help to create a bright and spacious feel throughout and flood the property with natural light continuously throughout the day. The remainder of the first-floor accommodation is then composed of the principal suite and the secondary sitting area. The secondary sitting area is set to the front of the property and is currently designed as open-air snug.

The master bedroom is then set to the rear and consists of a built-in wardrobe with a front aspect outlook and a door leading through into the statement piece en-suite bathroom. The en-suite itself consists of a W.C, wash hand basin, two-person bath, dual walk-in shower and windows to the front and rear aspects.





Consumer Protection Regulations 2008

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Outside

Aforementioned the property is set in a serene location with extensively landscaped gardens, with an impressive gated entrance and drive leading up to the main residence. The property itself is primarily clad in Garapa wood which helps to soften this impressive and vast property into the tranquil background. The property sits adjacent to the outbuilding which will be designed and built as a cart lodge with further workshop and storage area but could be ideally converted into ancillary accommodation as an annexe or home office if somebody required.

The property enjoys landscaped gardens with uninterrupted views over the rolling countryside and wild meadows beyond and benefits from secondary access further up the county lane. There are several seating areas positioned for the property with the most notable being the raised veranda which is accessed out from the first-floor living space and wraps around the side and rear of the property creating an extension to the internal living space.

Location

Hartest lies equidistant between Sudbury and Bury St. Edmunds and is a very picturesque village with the well reputed Public House The Crown, and a village butcher. A wider range of shopping and leisure facilities can be found in Sudbury and Bury St. Edmunds and both towns have a twice-weekly market and Sudbury has a branch line link to London Liverpool Street via Marks Tey.

The property is in the catchment for Lawshall or Hartest primary schools and King Edward VI School Bury St Edmunds or Sudbury Ormiston Academy senior schools.

Directions

Please use the postcode as the point origin, for all further directions please contact the office on 01787 327000.

Important Information

Council Tax Band - G

Services - We understand that mains water and electric are connected to the property, with private Klargester and an Samsung air source heat pump with dual boiler.

Tenure - Freehold

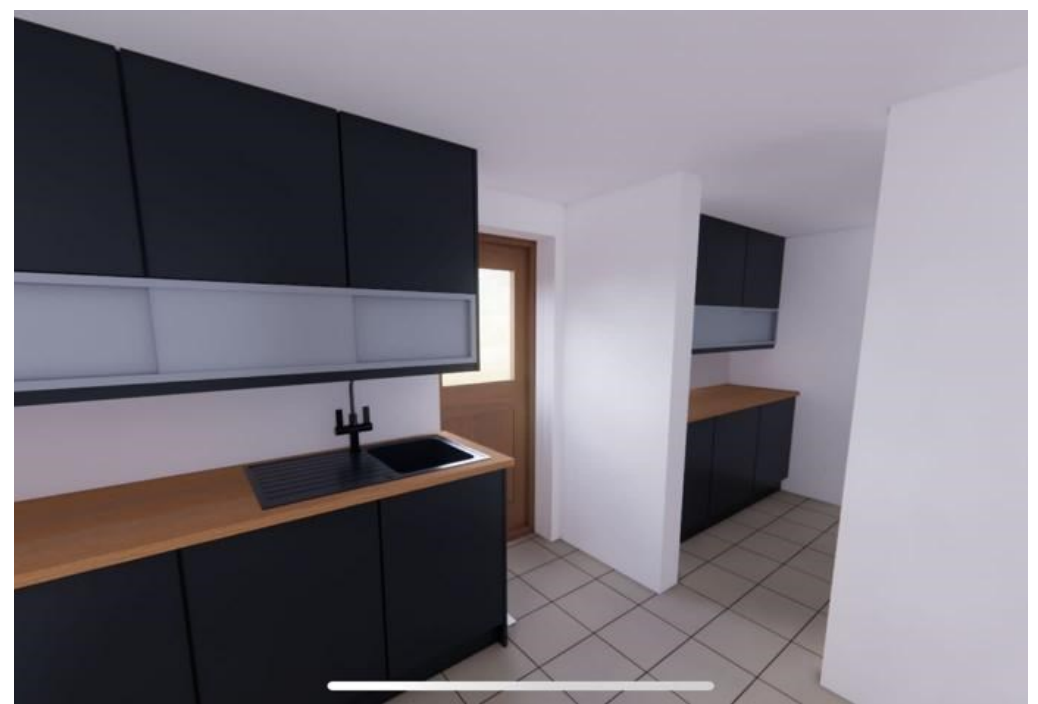
EPC rating -

Our ref - OJG

Agents Note

The Architects drawings have been provided and give a good representation of the property however cannot be completely relied on as there maybe slight changes in the finish build.







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