





| Skippers Lane, Withersfield, Suffolk, CB9 7SJ



#### Features

- FOUR BEDROOMS
- FIVE RECEPTION ROOMS
- OVER 3100 SQ FT
- SURROUNDED BY COUNTRYSIDE
- OFFICE, GYM & CINEMA
- FOUR BATHROOMS
- WONDERFUL BLEND OF CHARACTER FEATURES WITH MODERN STYLE

NO ONWARD CHAIN. This exquisite barn conversion boasts in excess of 3100 sq ft of living space including 4 bedrooms, 5 reception rooms including office, cinema, gym & 4 bathrooms. In addition, this stunning home is located perfectly for commuters to Cambridge. A truly wonderful place to call home.





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## SUMMARY

Law n Farm is a stunning barn conversion, located just outside the picturesque village of Withersfield on the Suffolk/Cambridgeshire border. Originally converted in the early 1990's, the home was purchased by the current owner in 2010, and has undertaken an extensive renovation program to create the perfect family home it is today. The endless list of features includes a generous walled garden surrounded by farmland, plenty of off road parking with potential for a carport/garage(stp). This complete home perfectly blends the old and the new, with a stunning vaulted country kitchen & sitting room with inglenook fireplace, as well as 18th century French stone flooring, contrasted perfectly by the cinema room, games room & gym. Within walking distance of the village pub, you are situated approximately 15 miles from Cambridge & less than 3 miles from the market town of Haverhill.

## ENTRANCE HALL

A grand entrance hall with Stairs to first floor, boasting imported 18th century French stone flooring that extends through to the dining room & kitchen. Under stair recess.

## CLOAKROOM

Comprising WC & wash basin.

## SITTING ROOM

A wonderful & airy room with glazing to three aspects, Oak Stable door to garden, an impressive inglenook fireplace with open fire.

## OFFICE/STUDY

With glazing to two aspects, the ideal place to work from home.

## DINING ROOM

With stone flooring continuing from the entrance hall, a wealth of exposed beams surrounds this spacious room, archway leading to kitchen. Door to:

## CINEMA ROOM

With remote controlled screen & projector. The bi-fold doors open to the rear, meaning this room can also be used as a garden room.

## KITCHEN/BREAKFAST ROOM

A spectacular farmhouse kitchen with vaulted ceiling boasts a wealth of character features. The kitchen itself includes an AGA with Oak framed canopy, separate range oven, wine cooler, a generous range of units with granite worktops over & inset butler style sink, an Oak topped island, as well as a continuation of the French stone flooring. Door to:

## INNER HALL

Stone floor, door to:

## UTILITY ROOM

A range of units with worktops over, inset sink & drainer, Space & plumbing for white goods, cupboard housing pressurised water cylinder,.

## GAMES ROOM

With window to side overlooking the walled garden, door



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to:

**REAR HALL**

Giving access to bathroom, bedroom & gym/bedroom.

**BEDROOM**

A generous double bedroom with bi-fold doors opening onto the garden, door to:

**SHOWER ROOM**

With access from both the hall & bedrooms, walk in double shower, WC, wash basin, heated towel rail.

**GYM/BEDROOM**

Views over the garden, another double bedroom, currently utilised as a gym.

**GALLERIED LANDING**

With featured glazing to front, door to:

**BATHROOM**

Windows to three aspects. A stunning & classic Victorian bathroom with a cast iron freestanding roll edge bath tub, offering stunning views over the farmland to the rear, WC, wash basin, storage cupboard.

**MASTER BEDROOM**

An expansive bedroom with window overlooking garden & farmland, doors to ensuite & dressing room.

**ENSUITE**

A modern wetroom with waterfall shower, WC, wash basin, sliding door to:

**DRESSING ROOM**

With a bespoke fitted range of dressing room storage.

**GUEST BEDROOM**

Another expansive double bedroom, with double doors to balcony & door to:

**ENSUITE**

Comprising shower, WC, wash basin.

**BALCONY**

A beautiful & peaceful terrace, paved and enclosed by railings, offering uninterrupted views over the walled garden, farmland & woodland beyond.

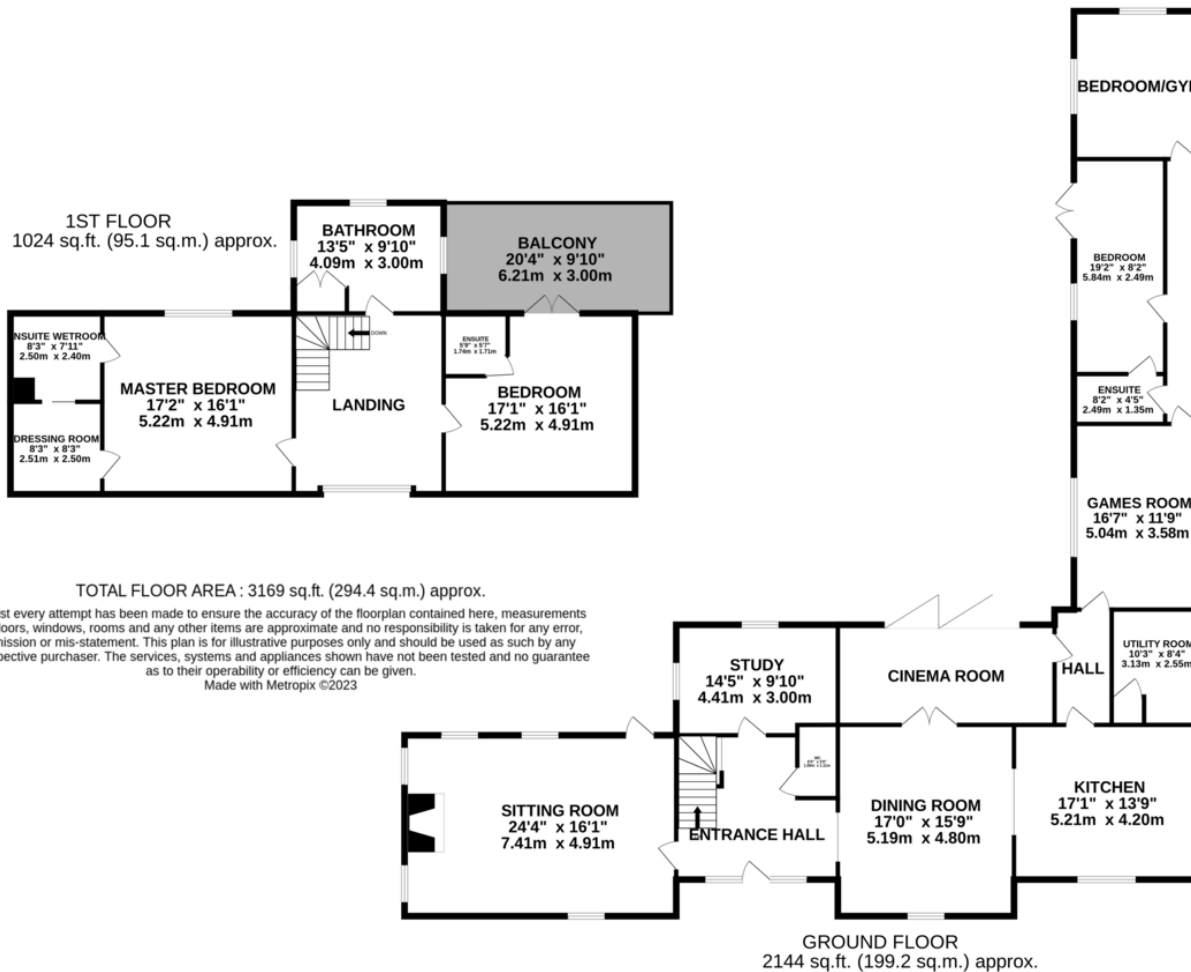
**OUTSIDE**

The property is accessed via a private driveway providing ample off road parking. There is potential to erect a cart lodge/garage (stp). A stone pathway leads to the front door, as well as a separate gate to the walled garden. The stunning walled garden offers a high degree of seclusion whilst taking nothing away from the views of the farmland beyond. A large patio spans the width of the rear, with the remainder of the garden being mainly laid to lawn with a range of mature trees, & a feature centrepiece patio bordered by hedging.



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