



**THE GRAIN STORE**  
**WICKERSTREET GREEN, KERSEY, SUFFOLK**

**DAVID  
BURR**



Access to Hadleigh 5 miles, Colchester North Station 12 miles, A12 15 miles, A14 15 miles and Ipswich 15 miles.

- A high-specification detached barn conversion offering 6,500 sq ft of accommodation
- 6 bedrooms (6 en-suite)
- 44-foot open plan vaulted sitting room with aluminium framed sliding panelled doors
- High-gloss fitted kitchen with extensive range of Neff appliances including 3 ovens, microwave, four-ring ceramic hob and touch sensitive extraction hood
- Principal suite with dressing room and complementing en-suite bathroom facilities
- High-efficiency, low-energy EPC rating of TBA
- Aluminium framed double-glazed windows and doors at ground floor, triple glazed at first floor
- Two Valliant air-source heat pumps providing underfloor heating throughout the ground-floor
- 11 kw battery storage providing flexible electricity storage and usage solution
- 64 photovoltaic solar panels offsetting ongoing electricity use
- Multi-camera CCTV monitoring system
- Remote controlled rain-sensitive skylight windows with electric blinds
- Set within grounds of approximately 2.2 acres
- Detached double cart lodge

# THE GRAIN STORE

## Wickerstreet Green, Kersey, Suffolk

A six-bedroom (six en-suite) detached barn conversion completed in 2022 offering an accommodation schedule extending to approximately 6,500 sq ft set on the periphery of a picturesque hamlet, set within total grounds of approximately 2.2 acres.



## SITUATION

The Grain Store sits on the periphery of the picturesque hamlet of Wickerstreet Green, locally renowned for its array of listed buildings, individual properties and picturesque street scene. Located on the periphery of the Suffolk village of Kersey, one of the most recognisable and photographed village centres within the county. The village offers a public house, parish church and has previously been used for Netflix commission programming. The village offers convenient access to the A12, A14 and nearby village of Boxford with its Ofsted 'outstanding' rated village primary school, post office, general stores, butchers and public house. The market town of Hadleigh is 5.4 miles distant which offers supermarkets, a thriving high street, home to a range of independent shops, primary and secondary schooling and public footpaths and countryside walks.

## DESCRIPTION

The Grain Store forms a barn conversion completed to the most exacting of standards in 2022. Offering a distinctive, cathedral-like proportions, the open plan ground-floor reception space is arranged via a sitting/dining room with vaulted ceiling, extensive range of LED lighting, underfloor heating throughout and aluminium framed double-glazed sliding panel doors opening to the side terrace. The kitchen area is set to the rear of the barn with extensive range of high-gloss fronted, soft-close storage units with three integrated Neff ovens, microwave oven, five-ring ceramic hob and touch screen extraction hood above. Two oak-topped islands provide multiple stainless-steel spherical sink units with mixer taps over, space for breakfast bar, further seating area and ceramic single sink unit with mixer tap above and views across adjacent woodland to the oak-topped side wall unit. A substantial utility room provides a further array of gloss fronted storage with oak preparation surfaces and upstands and extensive use of LED lighting. The ground-floor accommodation schedule is further enhanced by an office/study with views across the partly wooded grounds, engineered oak flooring and smart home controls. A high-specification bespoke cloakroom is notable for its curved oak surfaces, overall ceramic sink

unit with waterfall tap and further range of gloss fronted units. Three substantial ground-floor double bedrooms are all enhanced by en-suite facilities. The first-floor accommodation schedule is arranged via two oak staircases with glass balustrades, three further bedrooms being arranged by two separate first-floor wings, the principal suite with dressing room and an outstanding en-suite bathroom being of particular reference. The first-floor games room is set beneath a sloping roofline with rain-sensitive skylight windows, remote controlled internal blinds and access to eaves storage space.

**OUTSIDE:** Nestled within 2.2-acre grounds, The Grain Store is approached via gated access with ample private parking and a detached double cart lodge with twin electric roller doors and office/ancillary accommodation above. This accommodation is beneath a pitched slate roofline with three dormer windows to front, kitchenette and shower room facilities.

The property is largely enclosed by woodland with a protected border of hazel trees providing a buffer between the property and the further grounds to rear currently utilised as meadow and defined by border posts. Offering an outstanding aspect on the periphery of one of the area's most favoured settings with views from the meadow across the surrounding landscape.

**AGENTS NOTES:** Management of the woodland area must be overseen by an ecologist-approved schedule of management programme.

The agents believe that the ancillary accommodation entitles buyers to enjoy significant relief on their stamp duty under the SDLT Relief scheme for properties with multiple dwellings. We ask that buyers verify their own and the property's eligibility with their solicitor prior to making any offer.

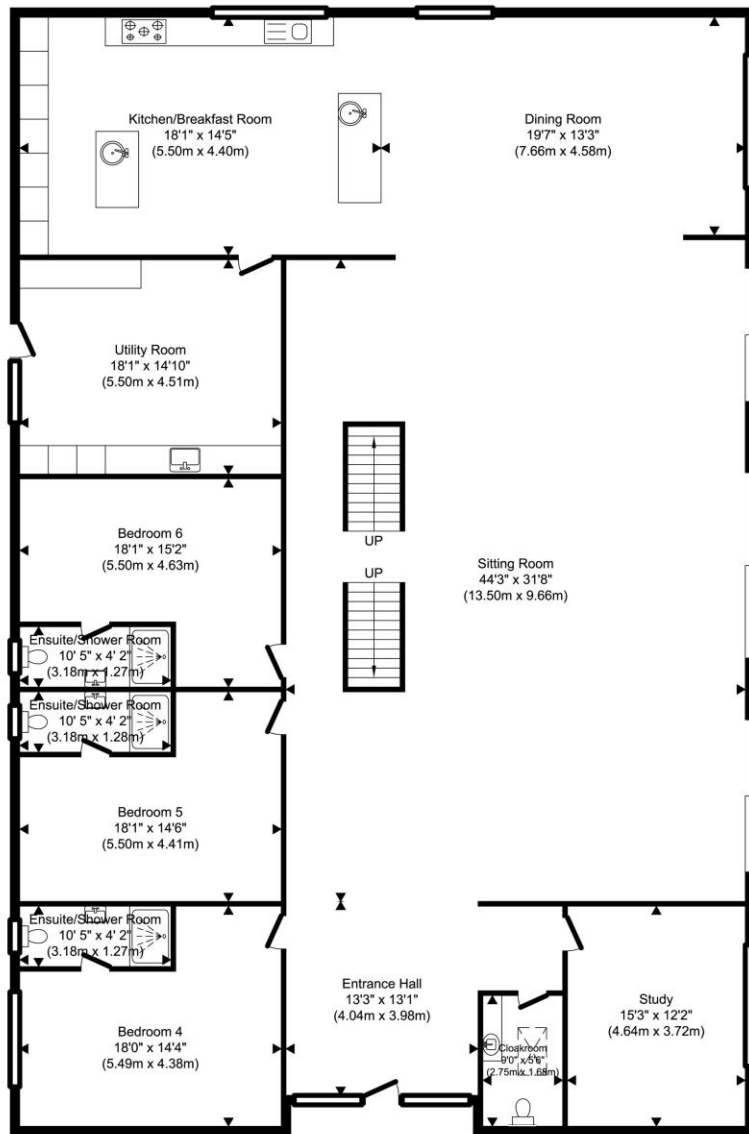
**POSTCODE:** IP7 6EY

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

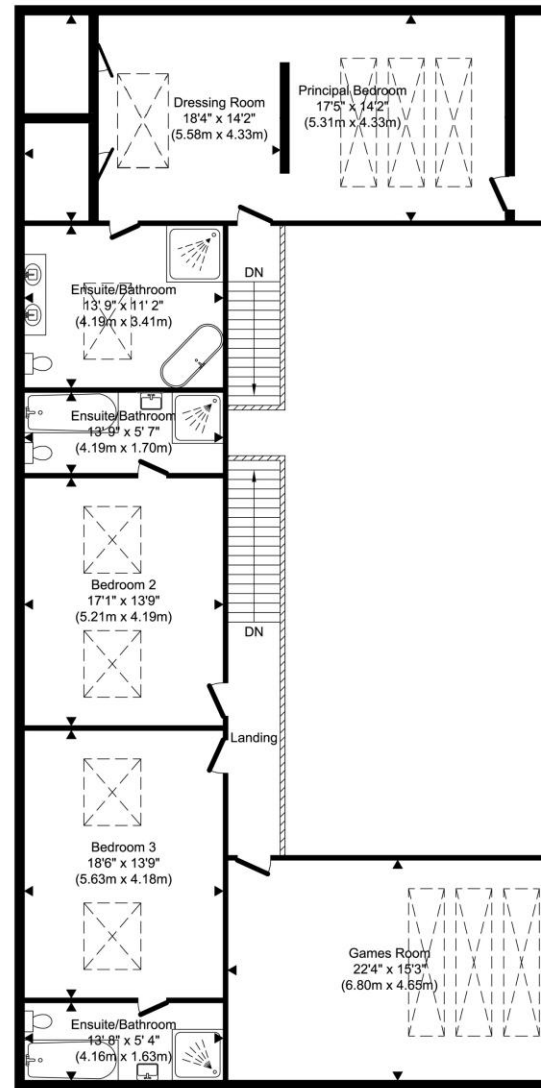
**SERVICES:** Mains water and electricity are connected. Private drainage. Two air-source heat pumps, 64 photovoltaic solar panels **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000).

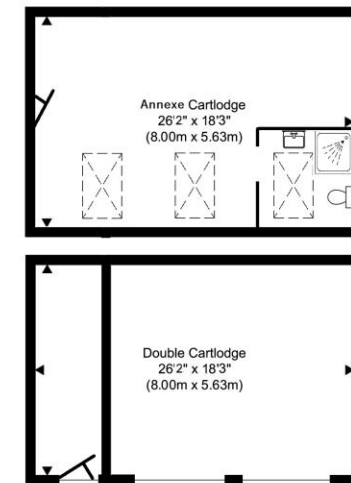
**IMPORTANT AGENTS NOTE:** The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.



Ground Floor  
Approximate Floor Area  
3802.35 sq. ft.  
(353.25 sq. m)



First Floor  
Approximate Floor Area  
2672.67 sq. ft.  
(248.30 sq. m)



Outbuilding  
Approximate Floor Area  
319.47 sq. ft.  
(29.68 sq. m)

TOTAL APPROX. FLOOR AREA 6794.50 SQ.FT. (631.23 SQ.M.)

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**Offices at:**  
Leavenheath 01206 263007 - Long Melford 01787 883144 - Clare 01787 277811 - Castle Hedingham 01787 463404 - Woolpit 01359 245245 - Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888