



DAVID
BURR

**The Old Barn,
Cockfield, Bury St. Edmunds, Suffolk.**



THE OLD BARN, STONE FARM, COCKFIELD, SUFFOLK. IP30 0HP

Cockfield is a charming Suffolk village consisting of nine greens and hamlets spread around the undulating countryside North of Lavenham. Local amenities include two pubs, a primary school, garage, restaurant, two Churches and shop/Post Office while just 7 miles away is the Cathedral town of Bury St Edmunds which offers a further range of amenities and exceptional transport links.

A beautifully presented barn conversion enjoying delightful countryside views, elegant and spacious reception rooms, four bedrooms in the principal accommodation and a detached annexe with provision for a further two bedrooms set adjacent to the property over a private courtyard. The property enjoys expansive formal lawns in the region of 0.36 acres, ample off-road parking and particularly mature surroundings.

A beautifully proportioned barn conversion set in an enviable rural location in this sought-after Suffolk village with the added benefit of a detached annexe and countryside views. In all about 0.36 acres.

ENTRANCE HALL: With a 3.4m wall of glass at the front elevation and 5.5m semi-vaulted ceiling. Providing access to a staircase rising to the first floor with steps leading down to the principal ground floor accommodation. Door to:-

SITTING ROOM: With a particularly impressive red brick fireplace comprising 2 log-stores either side of the central log burning stove with bressummer over as well as 2 further windows to the side aspect and internal windows overlooking the garden room to the rear of the property. A wall of glass looking back to the hall.

BEDROOM/DINING ROOM: A comfortable room located to the other end of the property with ample space for entertaining/dining and windows to the front aspect.

STUDY: A substantial room located off the hallway capable of fulfilling a number of uses and currently a very comfortable office space finished with a 2.6m wall of glass looking in to the internal hallway. Windows to front aspect.

AGA KITCHEN/BREAKFAST ROOM: A particularly expansive space located to the rear of the property and overlooking the private courtyard between the barn and the annexe. Fitted with a range of matching wall and base units including an AGA which is part LPG, part electric, integrated dual butler sink with stainless steel insets and mixer tap over. Silestone worktops. Integrated dishwasher. Space for white goods including a freestanding American style fridge/freezer. Dual doors opening to the:

GARDEN ROOM: With panoramic views of the rear garden and annexe beyond. Rear facing sky-light windows with electric blinds and French style double doors leading to the rear terrace.

UTILITY ROOM: Accessed via the kitchen with space for further white goods and an additional range of wall and base units housing the oil-fired boiler, Silestone worktops, washer/dryer and stable style door leading to the rear terrace. Door to:-

SHOWER ROOM: Well appointed white suite comprising WC, hand wash basin, double shower with glass sliding door and frosted window to rear elevation.

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First floor

LANDING: A substantial mezzanine-style storage area with wall mounted storage cupboards, one of which houses the water cylinder.

PRINCIPAL BEDROOM: Retaining many hallmark conversion features including exposed beams and studwork with beautiful south-facing views over surrounding farmland. Wall of integrated storage with door to:-

EN SUITE: With white suite comprising WC, hand wash basin and bath with shower attachment over and sky-light window to side.

BEDROOM: A substantial bedroom with staircase rising to:-

SECOND FLOOR MEZZANINE: Providing space for further sleeping accommodation or storage.

BEDROOM 4: A double bedroom with integrated storage and staircase rising to:-

SECOND FLOOR MEZZANINE: Providing space for further sleeping accommodation or storage.

FAMILY BATHROOM: With white suite comprising WC, hand wash basin, bath with shower attachment over and sky-light window to rear.

ANNEXE & BOOT ROOM

Accessed by the courtyard at the rear of the barn and with self-contained private access and independent services. The annexe has full planning for further conversion into an independent 2-bedroom dwelling but currently comprises a detached 1-bedroom dwelling over ground floor level with a door leading to:-

SITTING/DINING ROOM: With approximately 5m high vaulted ceilings and exposed oak studwork. French style double doors opening on to the private rear terrace. Open plan to:-

KITCHEN: With a range of integrated appliances including a Vaillant LPG boiler, Bosch gas hob with extractor over, dual ovens, stainless steel sink inset with mixer tap and drainer and space for additional freestanding appliances.

BEDROOM: A substantial bedroom with a wall of glass and a personnel door to the courtyard.

SHOWER ROOM: With a white suite comprising WC, hand wash basin, shower with glass door and window to side.

Outside

A drive providing extensive parking leads to an area that would be well suited for a **DOUBLE GARAGE** (subject to any necessary planning consents).

The gardens are a lovely feature of the property with large sunny terraces opening onto a large expanse of lawn.

SERVICES: Main water and electricity. Shared private drainage. The barn is oil fired heating while the annexe is LPG heating. **NOTE:** None of these services have been tested by the agent.

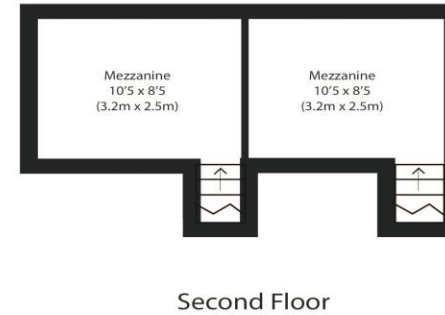
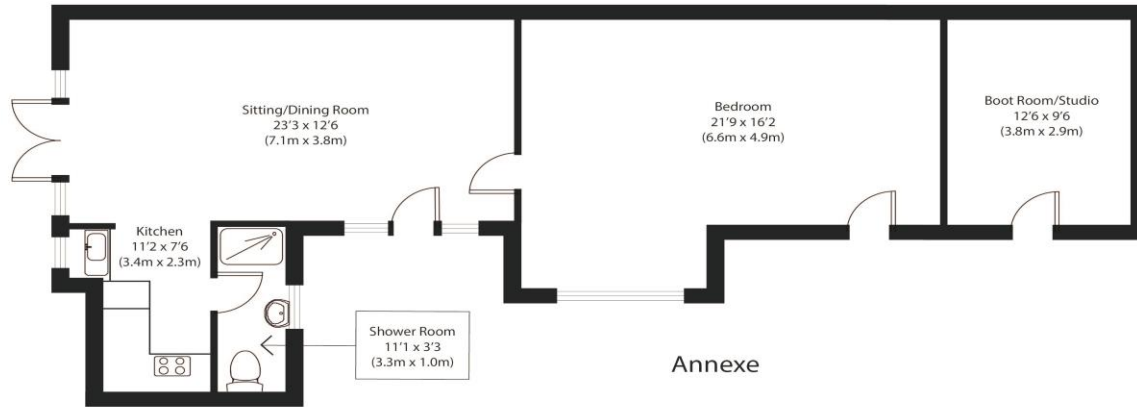
LOCAL AUTHORITY: Babergh District Council: 0300 1234000.
Council Tax Band: E - £2,304.00 – 2023.

EPC RATING: D – report available upon request.

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

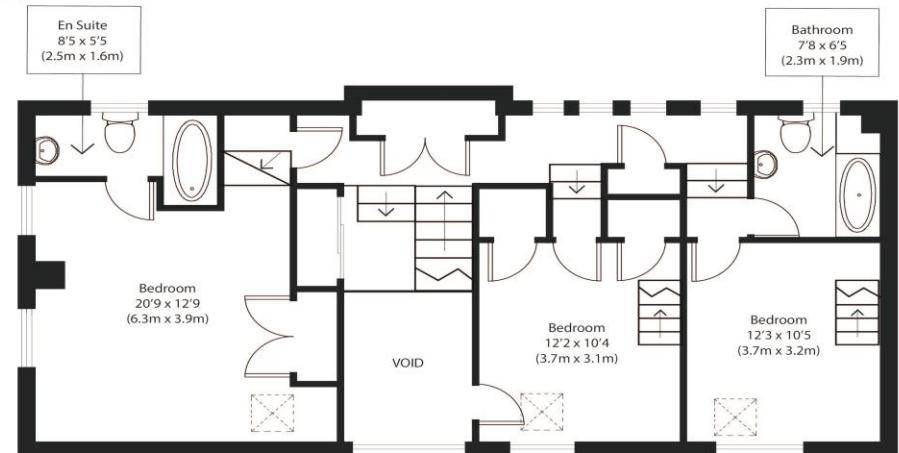
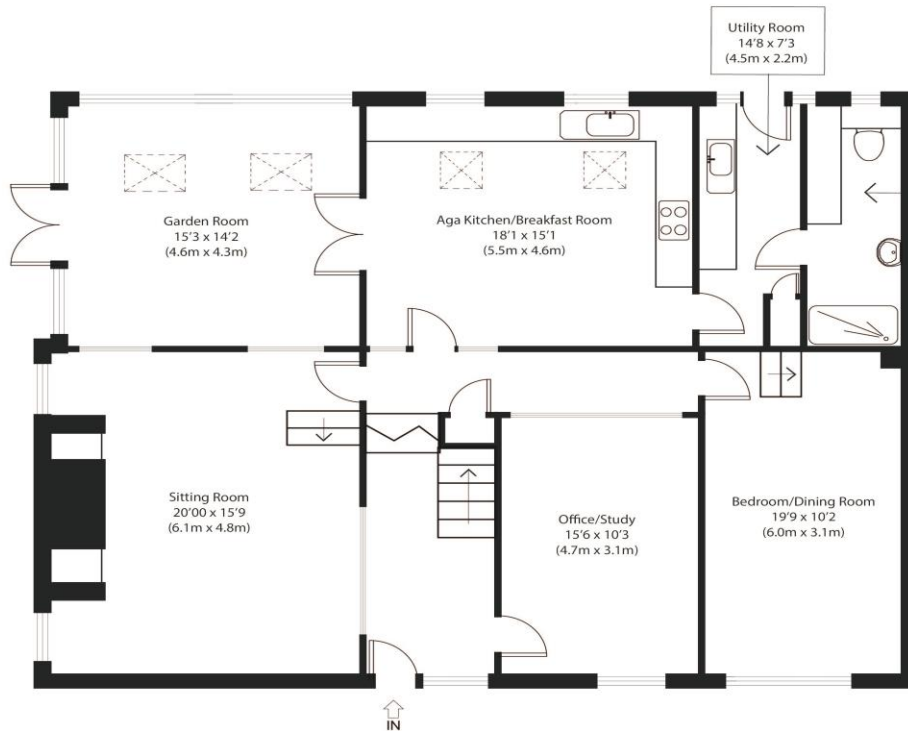
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Approximate Gross Internal Area
Main House 2665 sq ft (248 sq m)
Annexe 835 sq ft (78 sq m)
Total 3500 sq ft (325 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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Ground Floor

First Floor

