



**Oakview Barn,
Great Barton, Suffolk.**

**DAVID
BURR**



Great Barton is a popular village with a post office, preschool, primary school, public house, active village hall and church. A more comprehensive range of facilities are available at the Cathedral town of Bury St Edmunds. The A143 runs through the village providing easy access to the A14. There is a commuter rail link service to London Liverpool Street Station at Stowmarket and a branch line service at Thurston (3 miles).

An exceptional individual detached single storey property occupying generous grounds in the region of **0.32 acres (sts)** with high specification fixtures and fittings. The extensions have been carried out by local trades people and comprise a beautiful vaulted kitchen/breakfast room (24ft) and a vaulted principal bedroom with a 9½ ft. wall of glass looking on to the rear gardens. Oakview Barn enjoys a rural setting although remains approximately 2.8 miles from Bury St. Edmunds town centre.

An exceptional detached single storey property which has been subject to an extensive programme of renovation and extensions by the current owners enjoying well-appointed accommodation and further benefits to include an air source heat pump and underfloor heating.

ENTRANCE HALL: With wall lighting and Kings Oak LVT flooring with access to:-

KITCHEN/BREAKFAST ROOM: Well-appointed with an Inframe kitchen comprising butler sink and flexi-hose tap, range oven, dishwasher, wall and base units. Under floor heating. 4m wide sliding grey doors lead out to the rear garden and there is a terrace abutting the rear of the property. There is an additional door leading to the side garden and window to the side aspect.

UTILITY ROOM: Fitted with Inframe dark green units including wall and base mounted storage cupboards, butler sink with flexi-hose tap, oak worktops and space for washing machine and tumble dryer. Window to front aspect.

SITTING ROOM: Located at the front of the property with double doors from the hallway, window to front aspect and views of the side garden via patio doors. There is a flue in place for a log burner to be installed as well as being equipped with underfloor heating and wall lighting.

SNUG/BEDROOM 4: A versatile space capable of being used as a bedroom or additional reception room.

Walk-in Storage Cupboard: With plumbing and space for **handwash basin** and **WC**. Underfloor heating.

BEDROOM 1: A substantial vaulted principal bedroom with wall and ceiling lights with a 9½ ft. wall of glass overlooking the rear garden with views over the fields beyond.

EN SUITE: With marble effect tiled flooring with underfloor heating, a substantial walk-in shower, bath, double 1200mm stone wall hung basin and WC. Brushed brass 'His and Hers' mirrors over the sink with wall lighting and toothbrush chargers. Sky light window.

DRESSING ROOM: Fitted with Kings Oak LVT flooring and storage cupboards, with window to side and fields views.

BEDROOM 2: A double bedroom with window to front and side and substantial walk-in wardrobe with provision to create an additional **ENSUITE**.

BEDROOM 3: Double bedroom with dual aspect windows to front and integrated storage cupboards.

FAMILY BATHROOM: An impressive white suite comprising WC, hand wash basin with mixer tap over, feature slipper bath and shower cubicle with drencher head over and ornate tiling around with internal window. Finished with a frosted window to the rear and integrated toothbrush charger and radiator.

Outside

The property enjoys generous grounds in the region of **0.32 acres** with access granted by a gravel driveway leading to the front elevation of the property providing ample **OFF-ROAD PARKING** for a number of vehicles. The generous grounds wrap around the side and rear of Oakview Barn and the rear most boundary is bounded by a shallow ditch, fencing which leads to the neighbouring fields. Incorporated within the plot is the air source heat pump and ample space for the erection of a **CARTLODGE/GARAGE** subject to the relevant permissions. There is a terrace abutting the rear of the property providing ample space for Alfresco entertaining and dining. In addition, there is provision for electric gates to be installed at the front of the property. There are external power sockets to the front and rear as well as an external warm water tap.

In all about 0.32 acres.

AGENTS NOTE

We understand that permission has been granted for the erection of a garage and a front porch. Further details can be found under planning reference no: DC/22/0806/HH.

SERVICES: Main water, drainage and electricity are connected. Air source heat pump heating. **NOTE:** None of these services have been tested by the agent.

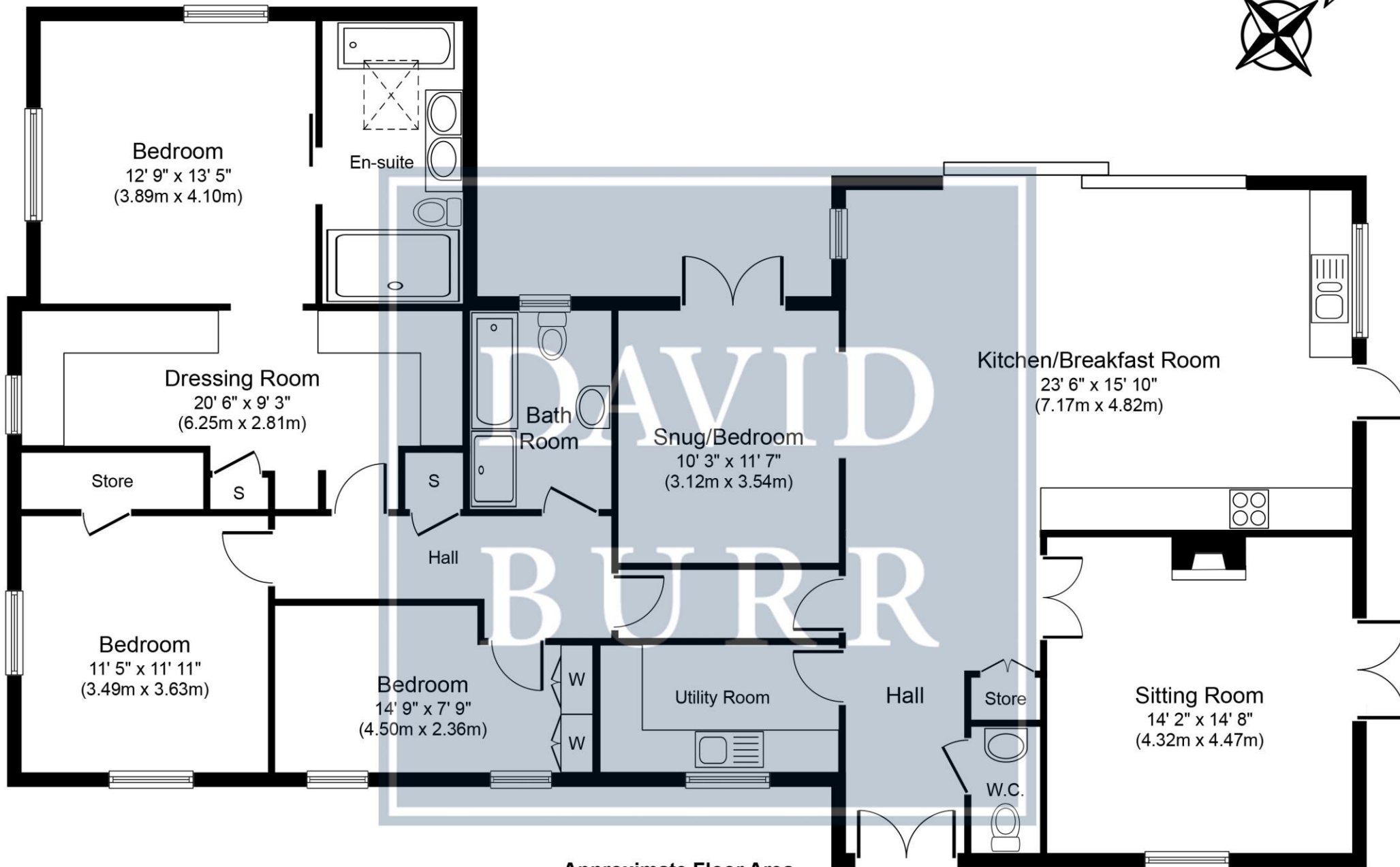
LOCAL AUTHORITY: West Suffolk Council: 01284 763244.
Council Tax Band: C - £1765.61 – 2023.

EPC RATING: C – report available upon request.

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

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Approximate Floor Area
1,810 sq. ft.
(168.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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