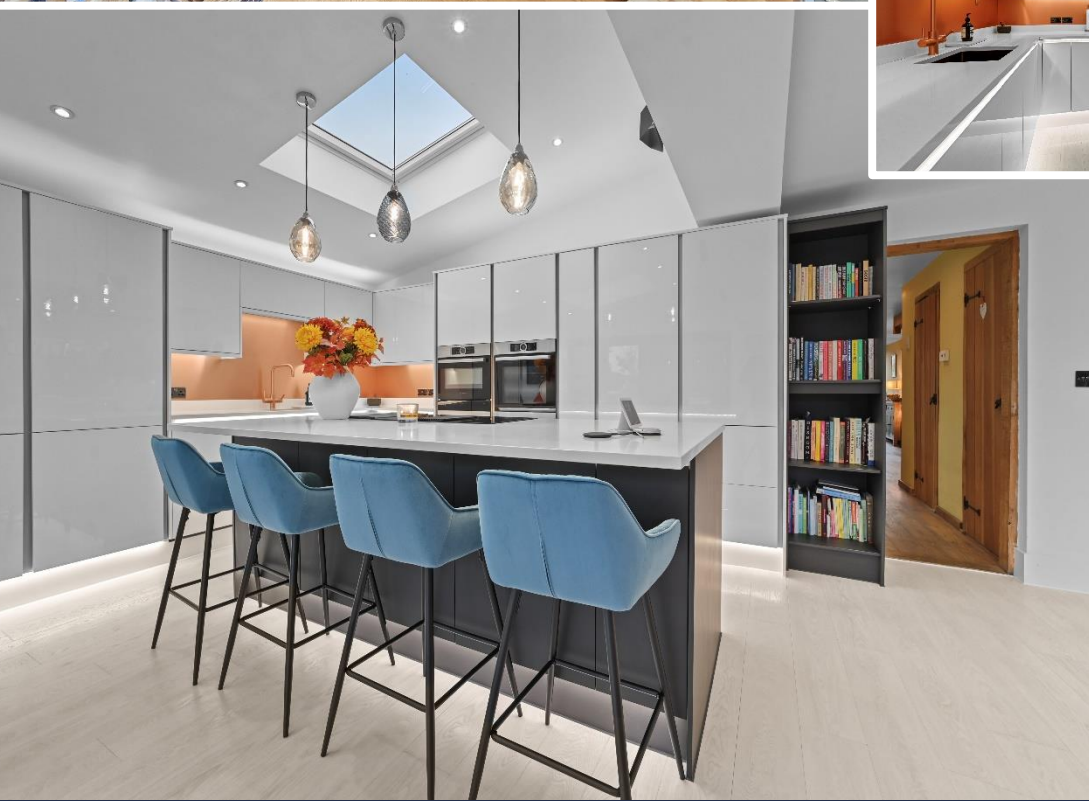




**Granary Barn, Mill Lane
Creting St Peter, Suffolk**

**DAVID
BURR**



Granary Barn, Mill Lane, Creting St Peter, Stowmarket, Suffolk, IP14 5BP

Creting St Peter is a small hamlet ideally situated for access to the A14 and the nearby town of Needham Market, which has a good range of local shops. The larger town of Stowmarket is approximately 2 miles away and has an excellent range of schooling, shopping and recreational facilities together with a mainline, direct rail link to London's Liverpool Street.

An exceptional substantial barn that is believed to measure approximately 3945 sq ft in total that was converted by the esteemed Suffolk Barn Conversion company MexHomes in 2008. This exquisite barn has continued its theme of quality craftsmanship with recent additions constructed to the same standard and together offer a wonderful blend of notable period features with everyday modifications. Granary Barn has been maintained and presented to the highest of standards throughout by the present owners and incorporates generous accommodation to both floors with the added benefit of a detached office suite, further studio/workshop and detached annexe accommodation to the rear of the grounds. The property is further enhanced by enclosed off street parking, underfloor heating to the ground floor and countryside views.

An exquisite barn conversion with annexe accommodation that has been designed and maintained to the highest of qualities throughout.

Entrance door to;

ENTRANCE HALL: A large welcoming area being a recent addition to the property which is now fitted with underfloor heating and electric Velux windows with rain sensors and built-in blinds. Built-in cloaks cupboards with mirrored sliding doors. Door to utility room. Opening to inner hallway.

INNER HALLWAY: Again a wonderful inviting area with a bespoke oak staircase rising to the first floor with built-in storage cupboard beneath. Excellent display of exposed timbers and studwork. Doors to boiler room and cloakroom. Beautiful wood flooring leading to the sitting/dining room and kitchen/breakfast room.

SITTING/DINING ROOM: *Dining room* - 19'8 x 20'1 (6m x 6.1m). *Sitting room* - 16'3 x 19'8 (5m x 6m). An exceptional area divided into two distinctive spaces again both benefitting from underfloor heating with solid oak wood flooring. The dining area is currently occupied as a formal dining room by the present owners with view through to the entrance hall and bifold doors opening to the rear terrace ideally placed to enjoy al fresco dining on warm summer afternoons. The focal point of this charming room

is the attractive back-to-back brick fireplace with bressummer beam over and double-sided inset wood burning stove on brick hearth. The triple aspect sitting room can be accessed to either side of the fireplace again with continuation of the solid oak flooring and underfloor heating. Both areas have a wealth of exposed timbers and studwork.

KITCHEN/LIVING/BREAKFAST ROOM: 24'5 x 16'1 (24'5 x 16'1 (7.5m x 4.9m). A superb recent addition to the property being excellently designed into distinctive areas. The kitchen area is fitted with matching wall and base units under quartz preparation surfaces that incorporate a sink unit with mixer and instant hot water tap. Further filter water tap. Integrated appliances include two Bosch ovens, one combination type with a microwave and warming drawer below, Elica induction hob with built-in externally vented down draft extractor, Neff dishwasher and fridge. There are spaces for a wine fridge and American style fridge freezer. Two electric Velux windows again with rain sensors and built-in electric blinds. Tiled flooring with underfloor heating. Designated living and breakfast areas both with bi-fold doors onto the terrace ideal for entertaining and warm summer days.

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UTILITY ROOM: 12'5 x 8'8 (3.8m x 2.7m). Accessed from the inner hallway. Having tiled floor with underfloor heating. Fitted with matching wall and base units under work preparation surfaces incorporating sink unit with mixer tap and single drainer. Built-in second dishwasher. Space for washing machine and tumble dryer. Built-in dog shower with part tiled surround. Electric Velux window with electric blind.

BOILER ROOM: Having new boiler and water softener. Storage shelving.

CLOAKROOM: Having W.C, and pedestal wash hand basin. Exposed timbers and studwork. Wood flooring.

First floor

LANDING: A wonderful inviting galleried landing with an impressive display of exposed timbers and studwork. Built-in storage cupboard. Doors to;

BEDROOM 1: 16'3 x 19'8 (5m x 6m). A superb room under a vaulted ceiling with a wonderful display of ceiling timbers and studwork. Attractive brick feature fireplace with bressummer beam creating the main focal point of this delightful. Double aspect. Large walk-in wardrobe and further fitted wardrobe. Door to;

EN SUITE: 9'5 x 8'5 (2.9m x 2.6m). Having corner shower cubicle with rain head style shower and part tiled surround, W.C. and pedestal wash hand basin. Tiled flooring. Heated towel rail.

BEDROOM 2: 16'8 x 12'1 (5.1m x 3.7m). Again being an excellent size with recently installed custom made sliding window/doors opening to a splendid Juliet balcony allowing views of the grounds and countryside beyond. The remainder of the room has vaulted ceiling and exposed timbers. Double wardrobe. Door to;

EN SUITE: 7'6 x 3'3 (2.3m x 1m). Having shower cubicle with part tiled surround, W.C. and pedestal wash hand basin. Display of exposed timbers and studwork.

BEDROOM 3: 15'4 x 9'5 (4.7m x 2.9m). Like bedroom 2 this room has a recently installed custom-made sliding window/doors onto an attractive Juliet balcony overlooking the rear garden. The remainder of the room offers a display of exposed timbers and studwork. Fitted wardrobe.

BEDROOM 4: 13'6 x 10'6 (4.2m x 3.2m). Offering rear aspect under vaulted ceiling. Exposed timbers and studwork. Exposed brick chimney stack.

FAMILY BATHROOM: 10'8 x 7'5 (3.3m x 2.3m). A delightful suite having roll top ball and claw bath with central mixer tap and shower attachment, walk-in shower, W.C., and pedestal wash hand basin. Heated towel rail. Display of exposed timbers and studwork.

Outside

The property is accessed via a shared driveway with the adjacent property. It is understood that right of access is granted at all times which in turn leads to electric gates. Beyond the gates is a shingled driveway which affords off street parking for multiple vehicles. There is a terrace area immediately abutting the front of the property. To the other side of the driveway is a well-placed detached **OFFICE/STUDIO** 15'4 x 15'3 (4.7m x 4.7). Self-contained and benefitted by beamed fibre broadband and extensive network cabling. Useful kitchenette area and separate cloakroom fitted with W.C. and wash hand basin. Air conditioning. Large boarded storage area above with fitted drop down ladder and lighting. This room would lend itself to a multiple of uses if so required. **STUDIO/WORKSHOP** 14'4 x 10'8 (4.4m x 3.3m) fully insulated with electric and lighting.

To the side of the office is a half height gate opening to the remaining grounds which are predominantly laid to lawn incorporating an idyllic

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fishpond with fruit trees and attractive pergola creating a wonderful setting. The garden continues to the annexe. Greenhouse.

To the rear of the main barn is an excellent external space created with low maintenance in mind with a terrace area immediately abutting the property which in turn is bordered by astroturf and a space for hot tub under a pergola shelter, ideal for entertaining.

Annexe

A well-appointed annexe. French doors leading into;
SITTING/DINING ROOM: 18' x 16' (5.5m x 4.9m). A splendid area fitted with air conditioning and having beamed fibre broadband. Doors to bedroom and opening to kitchen.

KITCHEN: 8'8 x 6'7 (2.7m x 2m). Matching wall and base units under work preparation surfaces incorporating a sink unit with single drainer. Two ring burner hob and built-in oven. Space for fridge freezer and washing machine.

BEDROOM: 14'8 x 13'5 (4.5m x 4.1m). A splendid room fitted with built-in storage. Door opening to;

EN SUITE: 6' x 5'8 (1.8m x 1.8m). Having shower cubicle, W.C. and pedestal wash hand basin.

SERVICES: Mains water and electricity are connected. Private drainage. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band F.

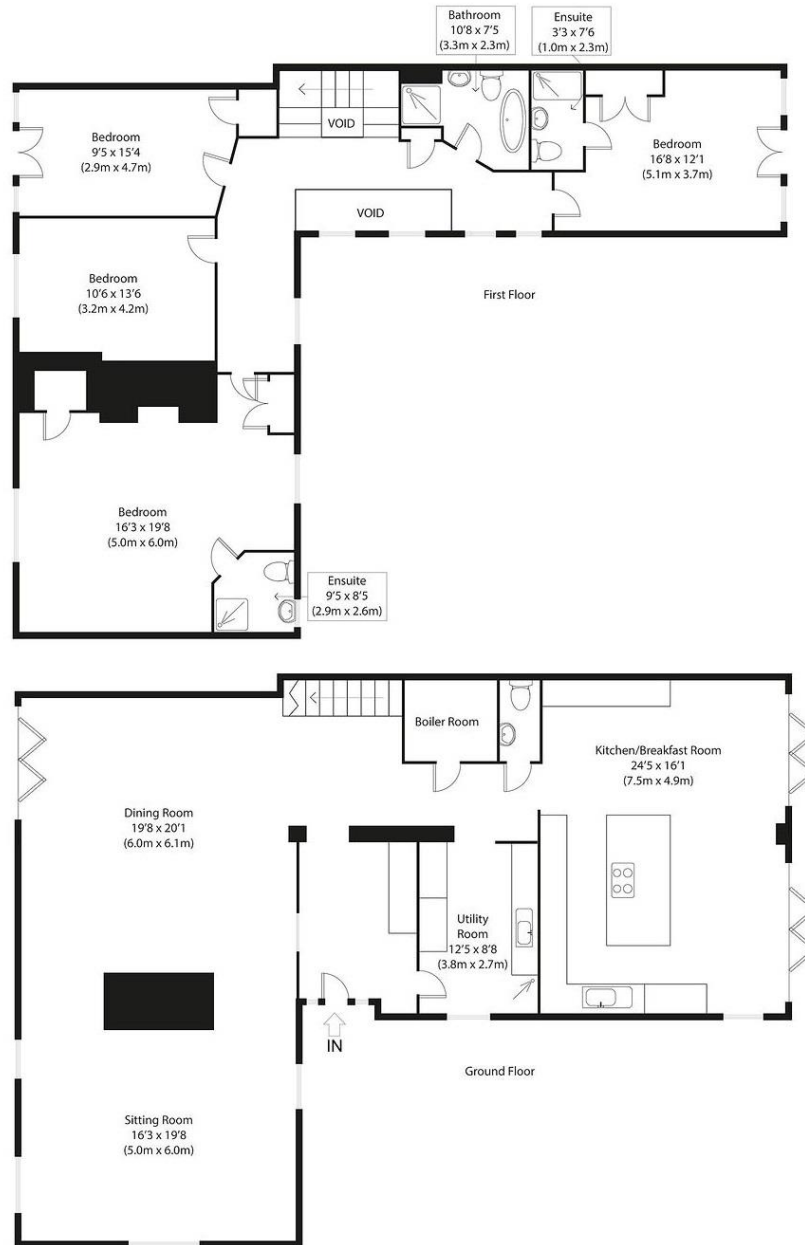
EPC Rating: Main Barn C – Annexe – D

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245.

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



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Approximate Gross Internal Area
 Main House 3000 sq ft (278 sq m)
 Annex 555 sq ft (51 sq m)
 Outbuildings 390 sqft (36 sq m)
 Total 3945 sq ft (365 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. copyright www.ojphoto.co.uk

