



**Cherry Tree Cottage
Barningham, Suffolk**

**DAVID
BURR**

Cherry Tree Cottage, Pound Corner, Barningham, IP31 1BY

Barningham is a well-served village situated approximately 12 miles north east of Bury St Edmunds. The village has good amenities including village stores/post office, church, public house, mobile library and primary school. The village hall is host to many clubs and activities including whilst drive, rainbows/brownies, carpet bowls, knit and stitch, keep fit and a social club. Further amenities including a doctor's surgery are available in the nearby village of Stanton. A comprehensive range of schooling, shopping, recreational and cultural facilities are available in the larger towns of Bury St Edmunds and Diss the latter having a mainline rail link to London Liverpool Street.

A rare opportunity to acquire a bespoke five-bedroom detached house of approximately 3000 sq ft currently under construction by well-respected local builder set in grounds approaching half an acre on the edge of Barningham village with fine open countryside views to the front and side. An early viewing is recommended for this fine country house. There is additional land of approximately 4 acres available by separate negotiation if required.

A superb family home currently under construction only a short distance from all amenities with generous grounds and countryside views.

Entrance door leading to:

First floor

RECEPTION HALL: A generous area leading to all principal rooms.

LANDING:

LIVING ROOM: With feature fireplace and bi-folding doors.

BEDROOM 1: A generous double bedroom with windows to front.

DINING/FAMILY ROOM: Windows to front.

WALK-IN WARDROBE:

OPEN PLAN KITCHEN/DINING ROOM: With bi-folding doors. Windows on three sides.

EN SUITE: Window to rear.

WALK-IN PANTRY/HEATING CONTROL CUPBOARD:

BEDROOM 2: A spacious double bedroom with window to side.

UTILITY: Window to side.

EN SUITE:

STUDY/BEDROOM: Window to rear.

BEDROOM 3: Another double bedroom with windows to front.

SHOWER ROOM: Window to side.

BEDROOM 4: A further double bedroom with window to side.

BATHROOM: Window to rear.

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Outside

The property will sit back from the road and is approached over a private driveway which provides ample parking and in turn give access to a **TWIN OPEN CART LODGE** for additional parking and storage. The gardens will be predominantly lawn with a further brick storage shed situated to the side.

AGENTS NOTE:

- In addition to the property there is approximately a further 4 acres available by separate negotiation to the side and accessed via a separate drive.
- Please note the property is currently under construction and plans and fittings are not yet finalised and are subject to change.

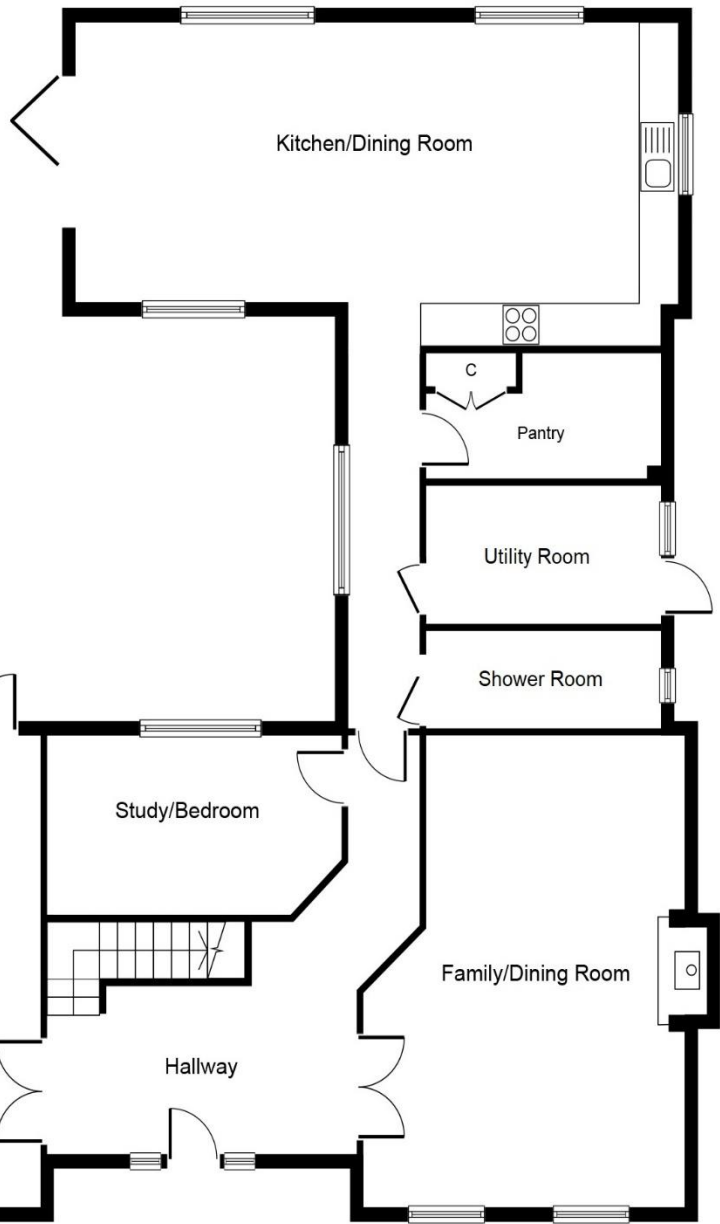
SERVICES: Mains water, biodisc foul drainage and electricity are connected. Air source heat pump with underfloor heating to ground and first floor. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk District Council.

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.





Ground Floor



First Floor

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.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.