

DAVID
BURR

**GRIGGS BARN, BULMER STREET, BULMER,
SUDBURY, SUFFOLK, CO10 7EW**



Bulmer is an attractive village of 2 distinct parts, Bulmer Tye with pub and primary school and Bulmer situated about a mile away, the oldest part of the village with parish church and a variety of vernacular architecture. The thriving market town of Sudbury lies less than 2 miles north east with its comprehensive range of amenities including a commuter rail link to London Liverpool Street. Halstead is about 6 miles south.

Have your influence on the finish of this stunning barn conversion set for completion in early 2024. An exciting opportunity to purchase a four bedroom, three bathroom barn sitting on circa 0.4 acres abutting far reaching countryside views with the chance to modify to your own taste, subject to build stage.

This charming four double bedroom detached single storey barn occupies grounds amounting to circa 0.4 acres and abuts the most amazing countryside views. The barn boasts many original features in the form of restored brick and flint work and exposed original timbers whilst incorporating modern niceties with large open-plan living spaces, underfloor heating, vaulted rooms and en-suites to two bedrooms.

Guide £850,000

LONG MELFORD (01787) 883144

*Bury St. Edmunds Castle Hedingham Clare Leavenheath Newmarket Woolpit London SW1
www.davidburr.co.uk*

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There are many influences buyers can have on the finish subject to build stage. These items include. Kitchen, Bathroom, En-suites, Flooring, decorating and more. Please contact the office for more information and to arrange a viewing.

KITCHEN/DINING ROOM: 31'2" x 12'6"
(9.50m x 3.81m)

SITTING ROOM: 28'7" x 13'9" (8.71m x 4.19m)

CLOAKROOM:

MASTER BEDROOM: 14'5" x 11'2" (4.39m x 3.40m)

EN-SUITE:

BEDROOM 2/GUEST ROOM: 12'6" x 10'10"
(3.81m x 3.30m)

EN-SUITE:

BEDROOM 3: 14'5" x 12'2" (4.39m x 3.71m)

BEDROOM 4: 13'5" x 10'2" (4.09m x 3.10m)

BATHROOM:

Outside

A large gravel drive to the front of the property provides ample **OFF-ROAD PARKING** with steps leading to the front stone paved courtyard garden in turn leading to the front door. A footpath and side access gate provide access to the rear with the immediate rear of the property being a paved terrace creating a great space for entertaining with the rest of the garden predominantly laid to lawn with a range of fruit trees with established hedgerow boundary to the rear with stunning rolling countryside views beyond.

SERVICES: Main water and private drainage. Main electricity connected. Oil heating (underfloor).

NOTE: None of the services have been tested by the agent.

EPC RATING: TBC. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree, Essex. CM7 9HB (01376 552525).

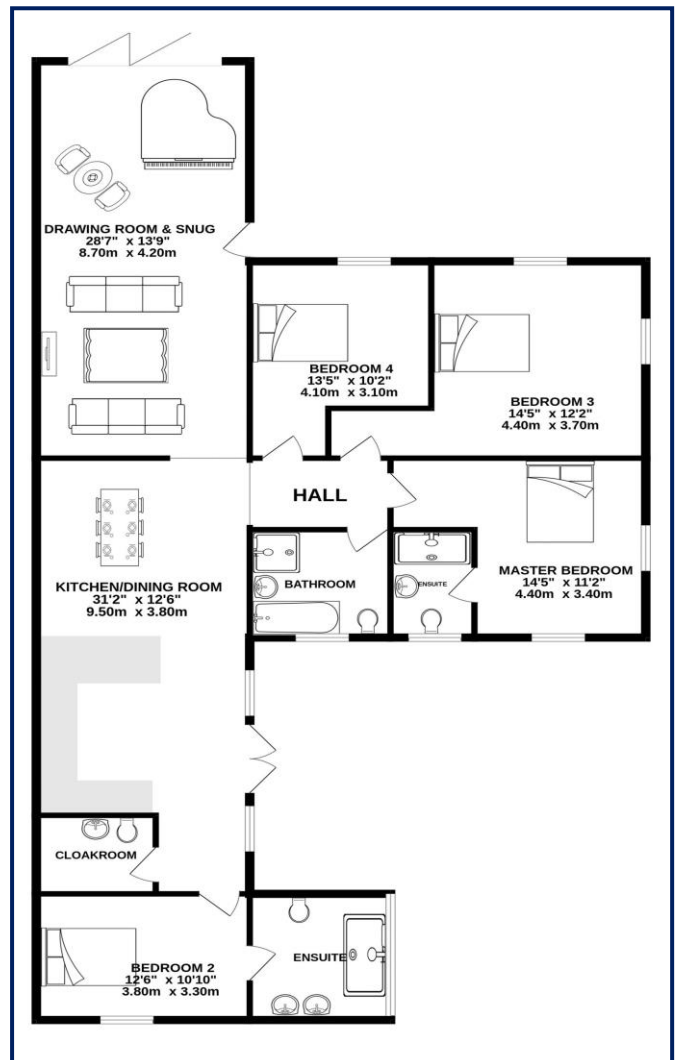
Council Tax Band: TBC.

TENURE: Freehold.

WHAT3WORDS: ///retire.putter.bulge

VIEWING: Strictly by prior appointment only through DAVID BURR.

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 whatsoever 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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