



Tortoise House , Wethersfield Road, Sible Hedingham, CO9 3LA















## SELLER'S INSIGHT

We had previously lived in Kent, before moving to Hertfordshire for work, but we found both counties were a little busy so we started looking for a quieter, more rural setting and felt that Suffolk would be a lovely area to relocate to. We didn't have a particular criteria in mind for the house but we wanted a larger family home in a village location with good access to amenities. After a long search we eventually came across the village of Hundon and as soon as we saw Pickles Barn we knew it was 'the one'.

We've always liked the thought of living in a barn conversion but soon realised that many of these conversions were constrained by the original layout, they just didn't have the accommodation in open plan design we were looking for. Pickles is the best of both worlds. It stands on the site of two old barns and was designed to reflect their original design on the outside but, once through the door, it's very much a modern build; with a fantastic open plan layout, large windows and glass doors that let the light in throughout the house, and it's beautifully insulated with underfloor heating. Basically, all the charm of an old barn, but with all the mod cons, and no draughts!

The original owners, an architect and interior designer, built the house for themselves. However, shortly after completing the build they decided to move overseas and rented it for a short time before deciding to sell. So, when we bought it four years ago, we moved into pretty much a brand-new house which had been beautifully designed and presented from the outset.

I think what we love the most is the way we live in the house.

All the ground floor rooms have doors out onto the garden, so we've added some decked seating areas at the front and rear. As the garden's south facing, we can follow the sun round the house all day; and there is nothing we enjoy more in the evening than sitting on the deck, under the pergola with a glass of wine, just enjoying the peace and the countryside views.

My wife loves to cook but hates being stuck in the kitchen and separated from all the fun, especially when the family get together. Our kitchen flows into the snug and the dining hall, which makes it a very social space and ideal for entertaining. That being said, we have areas in the house where people can spend some quiet time away from each other, which comes in handy at Christmas when everyone's home!

The centre of the village is literally 50 yards from the end of our driveway with a great village shop, a handy Post Office and the Rose and Crown Pub. We have a lovely community here who were very welcoming when we first moved in, and we've since met a lot of people when walking our dog and through activities in the village. Bury St Edmunds is only twenty-five minutes away for shopping and, if we do need to travel to London for work, the mainline from Cambridge works extremely well. We also have good access to the Suffolk coast and Norfolk.

We've lived here for four wonderful years, and had thought this would be our forever home, but life never works out as planned! The arrival of our first grandchild has prompted our decision to move, so we can be closer to our daughter, which means we will sadly have to leave the area and this much-loved house.











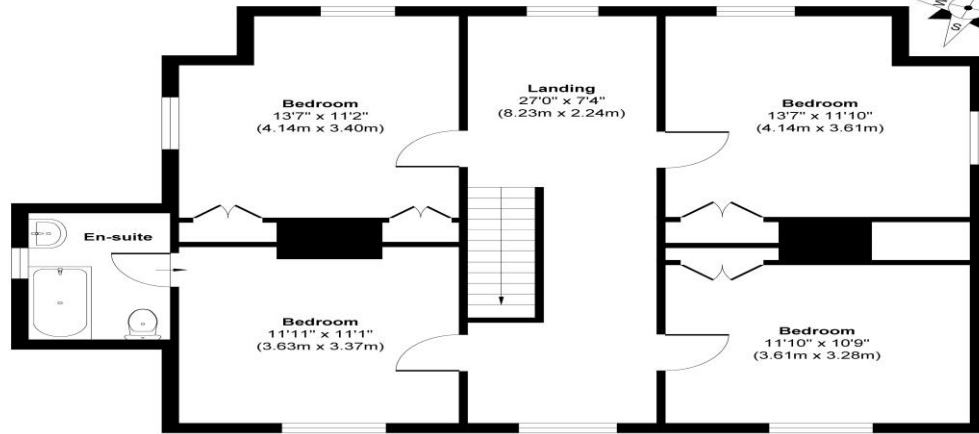




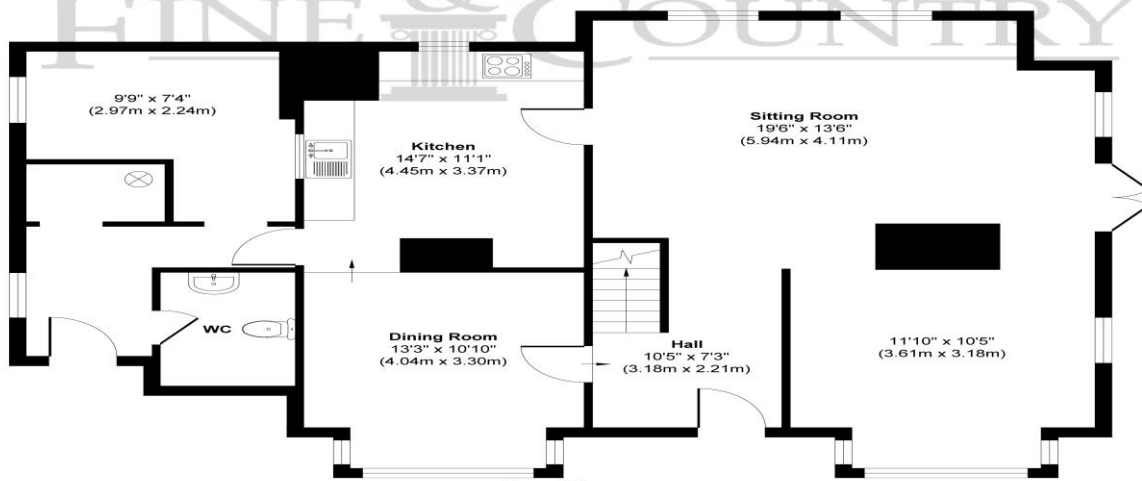




**Wethersfield Rd, Sible Hedingham, Halstead, CO9**



**First Floor**  
Approximate Floor Area  
887 sq. ft  
(82.45 sq. m)



**Ground Floor**  
Approximate Floor Area  
1094 sq. ft  
(101.55 sq. m)

**Approx. Gross Internal Floor Area 1981 sq. ft / 184.00 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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