



DAVID
BURR

**The Hamptons, Little Chadacre,
Shimpling, Suffolk**



Shimpling is a popular village full of interesting cottages and period houses, many of which were built in the 19th Century by Thomas Halifax, a wealthy London banker and great benefactor of Shimpling. There is a thriving village pub, social club and Parish Church with All Saints Primary School located in Lawshall approximately 2.5 miles distant. The Cathedral town of Bury St Edmunds (9 miles) and the market town of Sudbury (8 miles) both provide an extensive range of amenities, schooling for all ages and the latter, a commuter rail link to London's Liverpool Street Station.

A substantial detached barn conversion occupying a lovely position within a highly-regarded village in a rural setting. The property contains versatile well-designed accommodation over three levels which includes three main reception rooms, six bedrooms and three bathrooms. Outside, the property benefits from extensive parking including a useful outbuilding with garaging and workshop area and gardens which enjoy superb open views over neighbouring countryside. **NO ONWARD CHAIN.**

A substantial unlisted detached barn conversion with beautiful countryside views.

ENTRANCE HALL: With barrier matting, attractive floor tiles and double doors opening on to the garden. 16ft high ceiling, exposed timbers and an oak door to:-

DRAWING ROOM: 18'10" x 16'. (5.74m x 4.87m). A charming room with inglenook fireplace complete with oak bressumer and log burning stove on a brick hearth below. 2 large openings create a feeling of space and provide field views and open to:-

SITTING/DINING ROOM: 16'10" x 15'10". (5.13m x 4.82m). Well placed in relation to the kitchen and drawing room with 2 walls of glass providing stunning far-reaching views and each having a set of double doors opening on to the garden. Opening to:-

KITCHEN/DINING/LIVING ROOM: 30'1" x 15'. (9.16m x 4.57m). A stunning room with a 12ft high ceiling, walls of glass taking full advantage of the far-reaching views and with a set of bi-folding doors that open to create a 16ft wide opening on to the garden. An attractive tiled floor runs throughout. The kitchen has been finished with an extensive range of attractive matching modern units with thick granite worktops, 2 large island units, deep pan drawers and a range of appliances that include an integrated double oven and four ring hob. There is space/point for an American style fridge/freezer. Plumbing for washing machine and dishwasher. In the corner of the room is a contemporary raised log burning stove.

The following accommodation has been designed as an annexe or the accommodation could be incorporated into the main house.

SNUG: 12'5" x 9'1". (3.78m x 2.76m). A versatile area currently utilised as a dressing room/storage area with opening leading to:-

BEDROOM/SITTING ROOM: 14'10" x 11'. (4.52m x 3.35m). A versatile area currently utilised as a further reception area with exposed timbers and doors leading to:-

KITCHENETTE: 6'7" x 5'10". (2m x 1.77m). With base and wall level units with worksurfaces incorporating a stainless-steel sink with mixer tap above and drainer to side. Space for a refrigerator, space and plumbing for washing machine and window overlooking the garden.

CONSERVATORY: 10'10" x 9'7". (3.3m x 2.92m). A lovely light addition with views over the garden and double doors providing access.

SHOWER ROOM: Fully tiled shower cubicle, WC and wash hand basin.

CLOAKROOM: Accessible from the entrance hall and containing a WC and a wash hand basin with storage below.

First Floor

GALLERIED LANDING: Slim casement windows provide views over the gardens. Extensive built in wardrobes and storage cupboards with doors to:-

THE HAMPTONS, LITTLE CHADACRE, SHIMPLING, BURY ST. EDMUNDS, SUFFOLK, IP29 4HL

BEDROOM 1: 15'5" x 12'5". (4.69m x 3.78m). With a lovely jettied feature and door to:-

EN-SUITE: A spacious room which has undergone recent refurbishment with a panelled bath with tiled surround, mixer tap and shower attachment over, separate double-width tiled shower cubicle with glass screen door and rainfall style showerhead, WC, vanity suite and chrome heated towel rail.

BEDROOM 2: 12'2" x 8'7". (3.7m x 2.61m). Currently utilised as a dressing room and finished with extensive wardrobes, storage cupboards and shelving.

BEDROOM 3: 9'2" x 8'5". (2.79m x 2.56m). Enjoying far reaching field views and particularly well placed for:-

SHOWER ROOM: Refurbished to a high standard with a corner shower with rainfall style showerhead, tiled surround and a glass screen door. WC, vanity suite and a chrome heated towel rail.

Second Floor

LANDING: With vaulted ceiling and doors to:-

BEDROOM 4: 15'4" x 9'7". (To mid-point in eaves). (4.67m x 2.92m). Useful storage cupboards and far-reaching field views.

BEDROOM 5: 17'10" x 9'7". (To mid-point in eaves). (5.43m x 2.92m). Useful storage cupboards.

Outside

A sweeping gravel driveway forms a carriage circle with well-stocked beds and plenty of space for parking for numerous vehicles. The driveway itself leads onto an:-

OUTBUILDING: Divided into two distinct areas to incorporate **workshop/office 14'6" x 9'** with a further **workshop/garage 15'10" x 15'2"**. Formerly an open cart lodge and now with two sets of double doors.

The charming private gardens are one of the property's most attractive features, cleverly landscaped to include lavender bordered pathways and large expanses of lawn interspersed with a colourful bed and a section that is currently home to a thriving vegetable garden. Discreet external utilities area.

The rear garden includes a large gravel terrace running the full width of the house with external lighting, power points and in turns opens to a further expanse of lawn abutting fields to provide splendid far reaching open views.

In all about 0.42 acres.

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

AGENT'S NOTES

The exterior of the property was redecorated at the end of 2023.

EPC RATING: Band E – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** F.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber framed.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. **Speed:** up to 1000 mbps download, up to 220 mbps upload

Phone signal: Yes – EE, O2, Vodafone

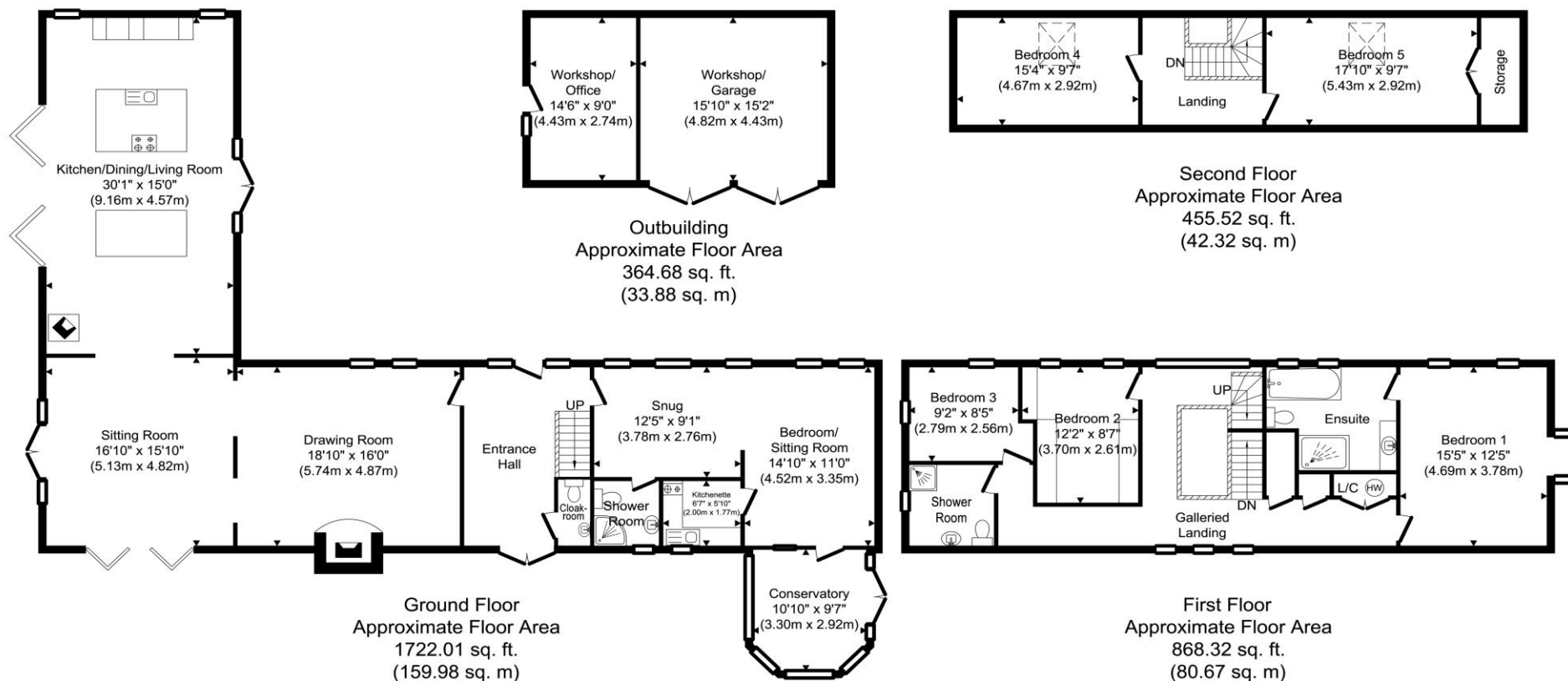
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WHAT3WORDS: lottery.inventors.family

VIEWING: Strictly by prior appointment only through DAVID BURR.

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TOTAL APPROX. FLOOR AREA 3410.54 SQ.FT. (316.85 SQ.M.)

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