



**Timbers,  
Barrow, Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**







# TIMBERS, 12 STONEY LANE, BARROW, SUFFOLK. IP29 5DD

Barrow is a picturesque village located six miles west of the Historic market town of Bury St Edmunds and within easy travelling distance of the commuter links onto the A14 with Cambridge lying only 25 miles away. The thriving village boasts many traditional amenities including a village hall, doctors surgery, primary school, village store, public house, post office and village green. Bury St Edmunds offers further extensive facilities including schools, colleges, shops and restaurants and commuter rail link to London Liverpool Street station.

This exceptionally well presented recently refurbished period cottage enjoys quintessential features including Suffolk latch doors, exposed ceiling timbers and an ornate fireplace with inset log burning stove. Of particular note is the way in which these features are blended with modern practicality including a substantial driveway and garage as well as beautifully manicured gardens and countryside views beyond.

## **A delightful period cottage enjoying unlisted status with a plethora of characterful features including exposed ceiling timbers, Suffolk latch doors and an ornate fireplace.**

Thought to be hundreds of years old the entrance door has been refurbished a number of times and retains the traditional metal bracketing with immediate access into the:-

**ENTRANCE HALL:** Open plan to the:-

**SITTING ROOM:** Home to a beautiful red brick fireplace with red brick hearth and inset log burning stove and integrated shelving to one side. The sitting room is a cosy space with traditional features including exposed ceiling timbers and wood flooring with separate door concealing the stairs rising to first floor.

**DINING ROOM:** With a continuation of the character from the sitting room and entrance hall, the dining room is a versatile space with exposed ceiling timbers, windows to front aspect and in-built storage in place of the fireplace. Suffolk latch door to:-

**KITCHEN:** Beautifully appointed with a range of matching wall and base units. There is a stainless-steel butler sink inset with drainer and mixer tap over. Space saving integrated dishwasher, space for an oven and hob with

extractor over. Space for freestanding fridge/freezer and space for washer/dryer with door leading to:-

**BATHROOM:** Beautifully appointed with Heritage white suite comprising WC, hand wash basin with mixer tap over and panel bath with shower attachment over. In addition, there is a chrome heated towel rail and dual aspect frosted windows to the rear aspect.

### **First Floor**

**BEDROOM 1:** With a beautiful display of character comprising the staggered red brick chimney façade, exposed ceiling timbers and undulating flooring, the bedroom enjoys dual aspect views of the front and rear elevations with a Suffolk latch door leading to:-

**DRESSING AREA:** A versatile space, capable of being a small bedroom if necessary with latch door to:-

**CLOAKROOM:** White suite comprising WC and hand wash basin.

**BEDROOM 2:** A cosy bedroom with a wealth of exposed timbers and window overlooking the rear gardens.

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## Outside

The property enjoys an elevated position on Stoney Lane with beautifully maintained front gardens comprising a handful of specimen trees, shrubs and well planted borders interspersed by areas of formal lawn with a pathway running through the middle to the front door. To the side there is a substantial driveway with **OFF-ROAD PARKING** for up to 2 vehicles and access to the:-

**GARAGE:** With up and over door to front elevation. Power and light connected. Personnel door to rear.

To the rear the gardens are a particular delight, again home to a number of specimen trees and shrubs with meticulously planted borders and an area of formal lawn set within the middle. In addition, there is a substantial **LOG STORE. GREENHOUSE** on concrete plinth and personnel access to the garage. To the rear of the formal gardens is a pergola over a shingle terrace providing an ideal space for Alfresco dining and entertaining before extending to a separate gated area with personnel access to an **ALOTMENT** area with ample space growing ones own fruit and veg and unofficial access to the farmland beyond.

**CONSTRUCTION TYPE:** Timber framed, some brick.

**SERVICES:** Main water, electricity and drainage are connected. Electric heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: B - £1618.71 – 2024.

**EPC RATING:** Currently awaiting report.

**BROADBAND SPEED:** Up to 80 Mbps (source Ofcom).

**MOBILE COVERAGE:** EE, Three, O2 and Vodafone – outdoor (source Ofcom).

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**WHAT3WORDS:** ///ordering.remembers.sandbags.

**VIEWING:** Strictly by prior appointment only through DAVID BURR  
Bury St Edmunds 01284 725525.

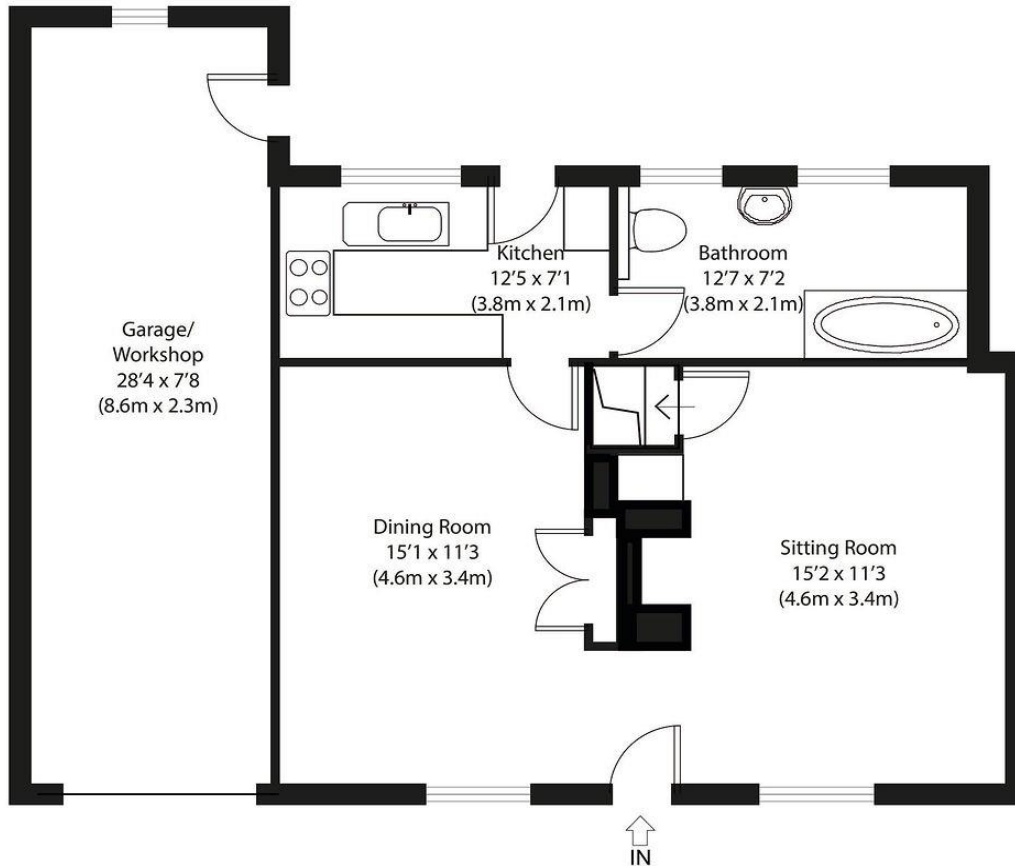
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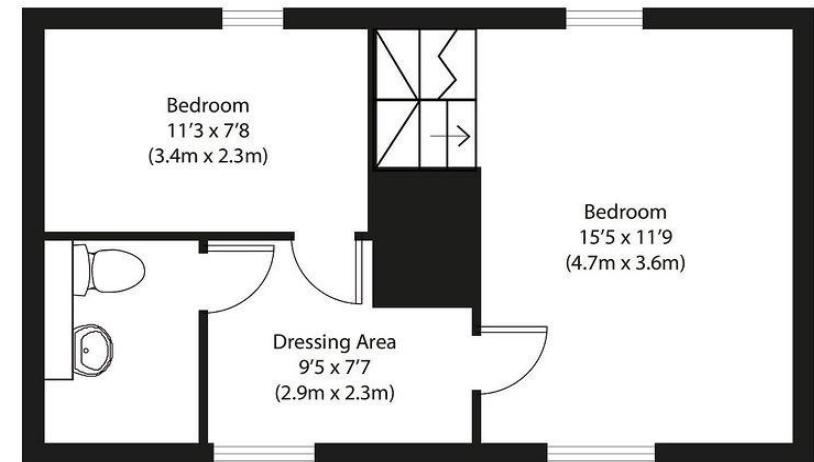


## Approximate Gross Internal Area 1215 sq ft (113 sq m)

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.  
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Ground Floor



First Floor



