



**10 Quaker Lane  
Beyton, Suffolk**

**DAVID  
BURR**







# 10 Quaker Lane, Beyton, Suffolk, IP30 9AN

Beyton is a village dominated by its large village green and surrounded by pretty period properties. There is a beautiful Grade II\* Listed round tower church, two pubs and the well regarded Thurston Sixth Form Beyton Campus. Primary Schools are available in nearby Rougham and Thurston and a Secondary School in Thurston. The A14 trunk road bypasses the village and provides easy access to the Cathedral town of Bury St Edmunds (7 miles) and Stowmarket(10 miles), the latter with a commuter rail link to London's Liverpool Street Station.

## **A delightful contemporary village home presented to a high standard throughout with mature garden and countryside views**

Nestled in the picturesque village of Beyton, near Bury St Edmunds, 10 Quaker Lane offers a stunning family home in an elevated position to provide breathtaking countryside views. Renovated and extended to the highest standards, this modern contemporary residence boasts generous accommodation, a spacious garden, detached office/workshop, and ample off-road parking.

### **Captivating Interiors**

Step into the hallway, and immediately, the home's unique charm unfolds. The entrance hall seamlessly leads to the sitting room and dining room, where natural light floods in through large windows, creating a bright and airy atmosphere. The sitting room, measuring an impressive 6.2 meters by 4.6 meters, offers ample space for relaxation. The cleverly extended dining room opens to the garden room, featuring a stunning atrium-style glazed roof and French doors that lead to the patio and garden beyond. The modern luxury kitchen is equipped with fitted appliances, while the adjacent utility/boot room houses a convenient WC and a study area.

### **Luxurious Living Spaces**

Upstairs, the home offers three bedrooms, with the fourth bedroom currently utilised as a dressing room. Each bedroom exudes its own unique character. The principal bedroom suite resembles a luxury hotel suite, boasting high-quality fittings, an en-suite bathroom, and patio doors opening to a Juliette balcony. Bedroom three offers breathtaking views over the West Suffolk Countryside, while bedroom two features a glorious

galleried mezzanine overlooking the garden. Completing the first floor is the stunning family bathroom, featuring a large bath for the perfect relaxation retreat.

### **Outdoor Oasis**

Set back from the village lane, the property welcomes you with a large shingle driveway providing ample off-road parking. The rear garden is a tranquil haven, featuring manicured lawns and mature flower and shrub borders. Offering a high degree of privacy and seclusion, the garden overlooks open fields and countryside as far as the eye can see. A recently constructed home office/workshop, heated and insulated, provides additional outdoor space with multiple potential uses.

### **Your Dream Lifestyle Awaits**

Experience the epitome of countryside living at 10 Quaker Lane, where modern elegance meets natural beauty. Embrace the tranquillity of rural life while enjoying the convenience of nearby amenities and stunning views. Schedule your viewing today and make this remarkable property your forever home in Beyton.

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

**LOCAL AUTHORITY:** Mid Suffolk District Council. Band B

# 10 Quaker Lane, Beyton, Suffolk, IP30 9AN

**EPC RATING: TBC**

**MOBILE & BROADBAND:** Please see our website for further details or Ofcom.org.uk

**VIEWING:** Strictly by prior appointment only through DAVID BARR 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.

Approximate Gross Internal Area  
Main House 1605 sq ft (149 sq m)  
Outbuilding 270 sq ft (25 sq m)  
Total 1875 sq ft (174 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. Where we do include the floor plan, we do not guarantee the accuracy of the measurements. We advise a careful, independent investigation of the property to verify the accuracy of the measurements.

DAVID  
BARR



Ground Floor

First Floor



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Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888 - Linton & Villages 01440 784346



