



**The Poplars,
Hengrave, Bury St. Edmunds, Suffolk.**

**DAVID
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THE POPLARS, 5 GRANGE FARM BARN, HENGRAVE, SUFFOLK. IP28 6LW

The rural village of Hengrave lies just a few miles to the north west of Bury St Edmunds. The village is most known for the Hengrave Hall Estate, with the hall now used as a spectacular wedding venue. Access to both Cambridge and Newmarket via the A14, which is accessed at Bury St. Edmunds west, is just a short drive away. A reputable private school can be found at nearby Culford. The Cathedral town of Bury St Edmunds provides a wide range of amenities within a short drive.

An exceptional Georgian barn conversion of Grade II Listed status denoting historic importance with a generous schedule of accommodation comprising 4 bedrooms, wonderful 7.59m/24ft drawing room and a beautifully appointed farmhouse style kitchen/breakfast room. The barn has a private driveway with charming walled gardens and exceptional far reaching countryside views from first floor level. **In all about 0.28 acres (subject to survey).**

A beautiful barn conversion with charming gardens and far-reaching countryside views in this highly regarded Suffolk village.

ENTRANCE HALL: With views of the semi-vaulted ceiling and exposed ceiling timbers. Stairs rising to first floor and access to principal rooms on the ground floor.

KITCHEN/BREAKFAST ROOM: A very well-appointed farmhouse style kitchen with a matching range of wall and base units and oak worksurfaces over with a Quartz breakfast bar and seating area. Integrated appliances include a 5-ring gas hob with extractor over, one and half bowl butler sink inset with drainer and mixer tap, integrated dishwasher, space for free-standing American style fridge/freezer and further white goods to include a washer/dryer. The kitchen offers beautiful views of the rear gardens with farmland beyond and has open plan access to the:-

DRAWING ROOM: A grand space with high ceilings and flooded with natural light, ideal for entertaining on a large scale with personnel doors leading to the terrace immediately abutting the rear of the property and an ornate fireplace with oak bressummer over. Double doors lead to:-

DINING ROOM: One of the most impressive rooms in the property with a semi-vaulted ceiling and exposed brick and flint walls providing a

comfortable space for dining and entertaining with dual sliding doors opening onto the front terrace providing.

BEDROOM 4: A generous double bedroom with walk-in dressing area and door to:-

OFFICE/BEDROOM 5: With personnel door leading to the side terrace.

SHOWER ROOM: With white suite comprising WC, handwash basin and shower with glass hinge door.

First Floor

LANDING: A continuation of the vaulted ceiling and views of the exposed studwork. Door to:-

BEDROOM 1: A generous double bedroom with dual aspect, views of the surrounding countryside, vaulted ceiling with exposed timber studwork and door to:-

EN SUITE: With white suite comprising WC, hand wash basin and shower.

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BEDROOM 2: A substantial double bedroom with vaulted ceiling, views of surrounding countryside and **walk-in dressing room** with fitted storage units.

BEDROOM 3: A versatile double bedroom currently used as a first-floor office with views over countryside to the rear.

FAMILY BATHROOM: With white suite comprising WC, hand wash basin, panel bath and separate corner shower.

Outside

The property enjoys a private position as the last barn in a complex of 5. Situated at the end of a track, The Poplars benefits from a private driveway providing ample **OFF-ROAD PARKING** for a number of vehicles and gated personnel access to the side gardens.

GARAGE: With barn style doors.

The rear gardens are among the most impressive features of the property, laid to lawn in part and interspersed by a wide variety of specimen trees and shrubs with a deliberately placed terrace providing an ideal space for Alfresco dining and entertaining with views of the surrounding countryside and a shingle seating area at the rear most border of the plot. There is a right of access via a locked gate leading to the surrounding farmland while the flower gardens are encased by delightful brick and flint walls.

In all about 0.28 acres (subject to survey).

AGENTS NOTE

We understand that the residents equally contribute one fifth to the cost of maintaining the driveway.

SERVICES: Main water and electricity are connected. Private drainage (sewage treatment plant). Oil fired heating. Calor gas bottles serve the 5-ring hob in the kitchen/breakfast room. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: F.

EPC RATING: Exempt.

BROADBAND SPEED: Up to 67 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely (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: ///shackles.rumbles.fakes.

VIEWING: Strictly by prior appointment only through DAVID BURR

Bury St Edmunds 01284 725525.

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.



Bury Road, Hengrave, Bury St. Edmunds, IP28



Approximate Area = 2271 sq ft / 210.9 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 2398 sq ft / 222.6 sq m

For identification only - Not to scale



