



**The Barn, Larks in the Wood
Pentlow, Suffolk**

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The Barn, Larks in the Wood, Pentlow, Sudbury, Suffolk CO10 7JU

Pentlow is an attractive rural village dominated by the Rev. Bull's 19th Century tower folly. The market town of Sudbury with its commuter rail link to Liverpool Street is about 5 miles away, whilst Cambridge is about 35 minutes drive to the west. A range of local amenities including shops, schools and restaurants can also be found in nearby villages Clare and Long Melford.

This substantial Grade II Listed detached Barn conversion has been recently renovated to an extremely high standard and offers versatile living accommodation with an abundance of original character complemented by all the mod cons one could need. Situated in an idyllic rural setting afforded a great deal of privacy the property enjoys grounds in all about 2 acres with a private driveway and garage block with workshop and cart lodge.

A substantial recently renovated barn conversion offering versatile living accommodation with an abundance of character blended with modern luxuries.

Entrance into:

ENTRANCE HALL: A vaulted entrance hall of double aspect with wood flooring, storage cupboard and doors leading to Study and:

FAMILY ROOM: An extremely impressive room with exposed beams, feature suspended fireplace, purpose-built bar and glass doors leading out to the rear. Leading through to the:

KITCHEN: Comprehensively fitted with a range of high-quality wall and base units under a quartz worktop incorporating a double Butler sink. Integrated appliances include double Samsung ovens, 6 point De Dietrich electric hob, Samsung fridge/freezer, dishwasher, large central preparation island. Enjoying an entertaining area with feature fire and exposed beams.

DINING AREA: A vaulted room with exposed beams, triple aspect views and French doors leading out to the rear garden and stairs leading to the first floor.

SITTING ROOM: A spacious and cosy room of triple aspect exposed beams, media centre, log burning stove and views over the moated gardens.

STUDY: With outlook across the grounds.

MASTER SUITE: A spacious room with exposed beams and French doors leading out to the garden, incorporating a **Dressing Rom** with floor to ceiling clothes storage and **En-Suite** With roll-top bath, WC, tiled shower and His and Hers sinks Quartz counter top sinks.

BEDROOM 5: With exposed beams and views to the side enjoying **En-Suite** with tiled shower cubicle, quartz counter top sink, WC and heated towel rail.

UTILITY ROOM: With sink.

CLOAKROOM: WC and wash hand basin.

First Floor

GALLERIED LANDING With glass balustrade and leading to:

BEDROOM 2: A large bedroom with exposed beams and views out to the moated gardens. **En-Suite** Comprising marble tiled shower cubicle, freestanding roll top bath, WC and wash hand basin. Marble tiled walls and flooring and a **Dressing Room** with base units and draw storage.

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BEDROOM 3: Of double aspect with views out to the rear, exposed beams, vaulted ceilings and air conditioning unit. **En-Suite** Comprising WC, shower cubicle, wash hand basin and heated towel rail and a **Dressing Room** with base units and plenty of storage space.

BEDROOM 4: With wonderful views out to the rear paddock, exposed beams, air conditioning unit. **En-Suite** With bath, WC, wash hand basin and shower cubicle.

Outside

Approached via a private driveway the property enjoys a block paved parking and turning area in turn leading to the **Garage Block** accessed via a **cart lodge** with **workshop** to the rear. The gardens are an asset to the property and feature extensive landscaping with multiple dining terraces, ideal for entertaining, adjacent an area of traditional lawn, with flower beds, box hedging, Olive trees and a **custom bar** made by Breeze House ideal for al fresco entertaining. The garden further enjoys an enclosed paddock with mature central tree lines.

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

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

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree CM7 9HB

COUNCIL TAX BAND: Band F. £3,526.38 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber Framed.

COMMUNICATION SERVICES (source Ofcom): Currently: Starlink.
Broadband: Yes. Speed: Up to 14 mbps download, up to 20 mbps upload.
Phone Signal: Yes. Provider: Signal is limited with all providers.

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/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

RESTRICTIONS ON USE OR COVENANTS: Please ask us for further details. A copy of the Title is available in our office to view.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: Please ask us for further details. A copy of the Title is available in our office to view.

FLOOD RISK: None known.

ACCESSABILITY ADAPTIONS: None known.

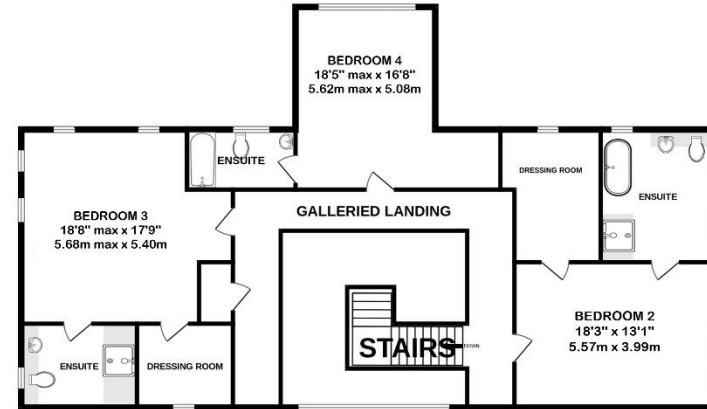
VIEWING: Strictly by prior appointment only through DAVID BURR.

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 whatsoever 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.

1ST FLOOR
1740 sq.ft. (161.6 sq.m.) approx.

TOTAL FLOOR AREA : 5809 sq.ft. (539.7 sq.m.) approx.

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GROUND FLOOR
4070 sq.ft. (378.1 sq.m.) approx.

