



Pottrill
Holland

Property Agents



The Granary, St. Johns Street

Bury St. Edmunds

Guide Price **£385,000**



The Granary

St. Johns Street, Bury St. Edmunds

The Granary is a 3/4 bedroom barn conversion that has been renovated by the current owners and is located in the Suffolk village of Beck Row, just north of Mildenhall.

The property has a wonderful open-plan living/dining/family room across the main part of the ground floor with an abundance of exposed timbers throughout. The kitchen is located to the rear of the property and has recently been upgraded and comprises base and eye level units, eye level electric double oven and microwave, plus further space for a free-standing fridge, freezer and dishwasher. From the kitchen, there is a further door to the utility room. Also on the ground floor is a study/fourth bedroom with its en-suite shower room.

Upstairs, the vaulted first-floor landing gives way to three bedrooms and a bathroom. The master bedroom is accessed via a dressing room and also has an en-suite shower room.

Outside the property has a low-maintenance south-facing rear garden and an attached Piggery which has just had an overhaul of its roof to make a large dry storage area. The Piggery could be subject to further conversion which could be included in the accommodation of the property, subject to planning approval. At the front of the property, there is a shingle driveway with parking for four cars, two further garden areas and a shed.



The Granary

St. Johns Street, Bury St. Edmunds

Key Features

- Three / Four Bedroom Barn Conversion
- Two En-Suite Shower Rooms
- Open Plan Living/Dining/Family Room
- Ample Off-Street Parking
- Generous Front & Rear Gardens
- Outbuilding 'The Piggery'
- Potential To Extend, Subject To Planning
- Close To Aspal Close Nature Reserve

Agents Note:

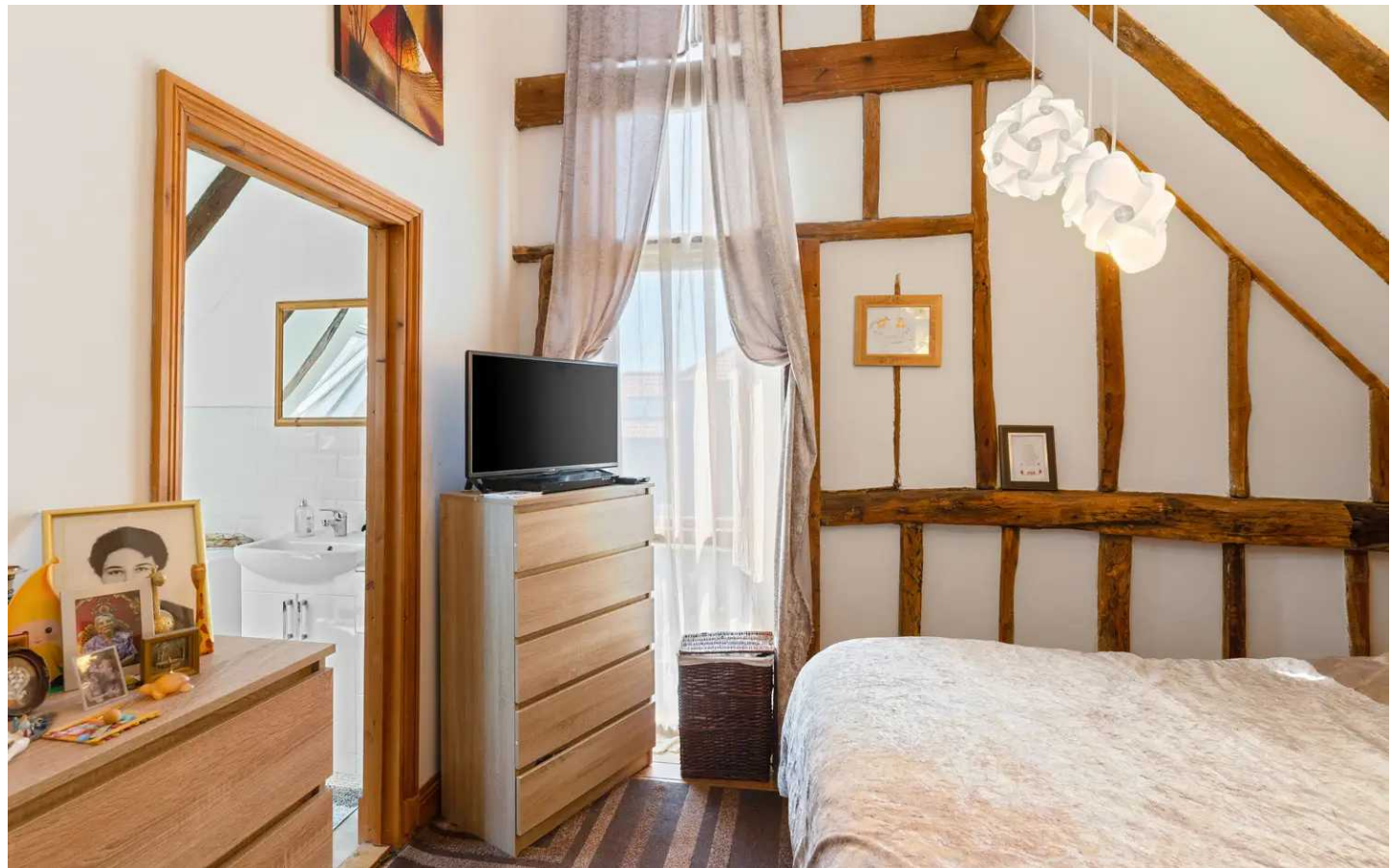
EPC Band - F

Tenure - Freehold

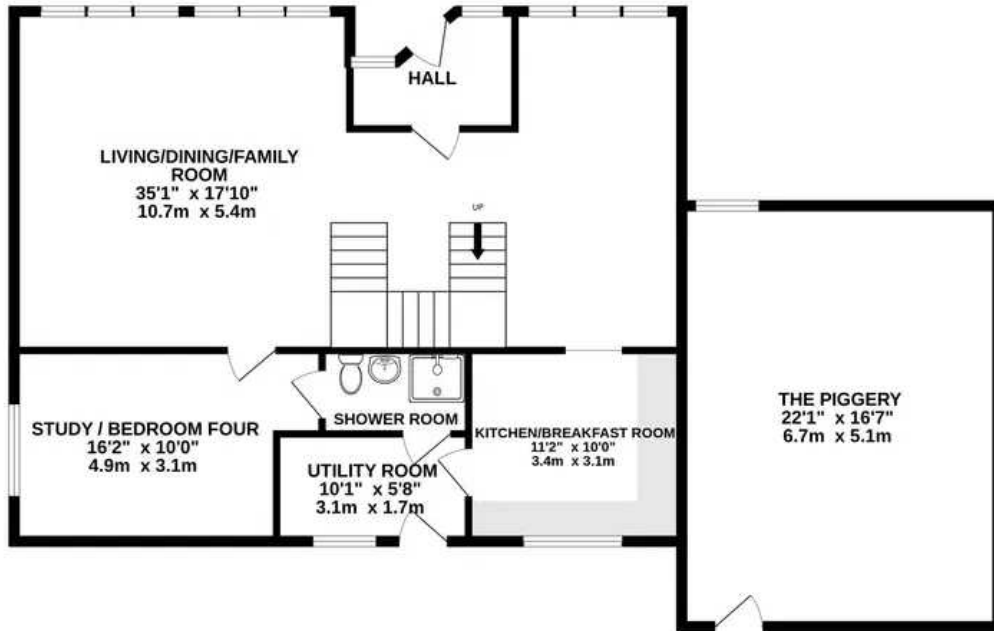
Council Tax Band E - West Suffolk Council - £2,438.61

Location:

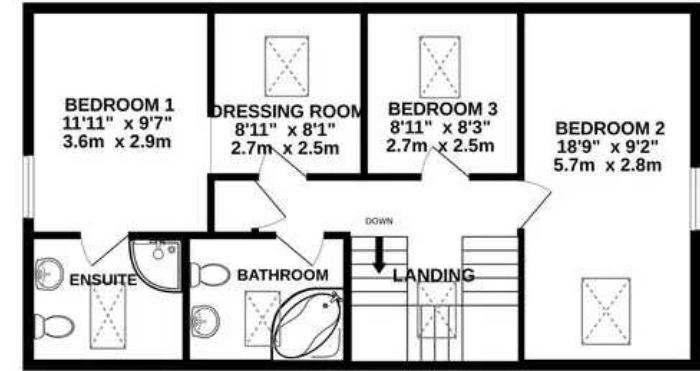
Beck Row is located north of the Suffolk town of Mildenhall which is 2 miles from the A11 giving access to Thetford, Norwich, Cambridge and London. Beck Row has a range of shops within the village and a nature reserve; Aspal Close Nature Reserve with approx. 19 hectares of parkland.



GROUND FLOOR
1333 sq.ft. (123.8 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1991 sq.ft. (185.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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