



**The Granary**  
**Blacklands Hall Barns, Cavendish, Suffolk**

**DAVID  
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# The Granary, 3 Blacklands Hall Barns, Cavendish, Sudbury, Suffolk CO10 8AJ

Cavendish is one of Suffolk's prettiest villages nestling on the Essex border close to the River Stour, with picturesque village green, pubs and shops, primary school and parish church. A wider range of facilities can be found at nearby Clare (2 miles), whilst the market town of Sudbury, some 6 miles distant, provides a wide range of amenities including a commuter rail service to London Liverpool Street.

A spacious circa. 3,148 sq.ft Grade II Listed barn conversion converted in 2004, situated in one of the village's finest locations. The property enjoys generous and beautifully presented living accommodation with a range of original character features including exposed beams and fireplaces and further benefits from modern luxuries, off-road parking, garage and garden.

## A charming circa. 3,148 sq.ft Listed barn conversion in one of the village's finest locations.

Entrance via porchway with tiled flooring, opening through to:

**DINING HALL:** A stunning and spacious reception space with galleried staircase leading to the first floor. Oak flooring, storage cupboard, plenty of space for dining table and chairs and French doors opening through to:

**SITTING ROOM:** A generous reception room featuring a beautiful red brick chimney with log burning stove inset upon a brick tiled hearth with bressummer over, outlook to the rear and French doors leading to the terrace.

**DRAWING ROOM:** Located off the Dining Hall, steps lead up to a raised Drawing Room vaulted to the ceiling with exposed beams, log burning stove set upon a slate hearth with French doors leading to the terrace.

**KITCHEN/BREAKFAST ROOM:** A stunning open-plan space with a range of wall and base units under granite worktop with Butler sink inset. Integrated appliances include a Range style cooker and dishwasher. Whilst there is space for an American style fridge/freezer, plenty of space for dining table and chairs, tiled flooring and doors leading through to:

**UTILITY ROOM:** With a further range of wall and base units under worktop with stainless steel sink inset, tiled flooring, space and plumbing for a washing machine and tumble drier and door leading to boiler cupboard.

**STUDY:** Located via doors off the Kitchen and Dining Hall. A purpose-built study with doors leading off to the rear garden.

**CLOAKROOM:** A large cloakroom with tiled flooring comprising WC, pedestal sink unit and plenty of space to create a further downstairs shower room.

### First Floor

**LANDING:** A stunning partly-vaulted galleried landing with oak baluster, oak flooring, exposed oak beams, roof window, outlook to the front, storage cupboard, airing cupboard and doors to:

**MASTER BEDROOM:** A spacious bedroom suite comprising entrance via a **Dressing Area** comprising a range of built-in wardrobes. Opening into a spacious double bedroom with exposed beams, outlook to the rear and a door leading to an **En-Suite** comprising a large walk-in shower cubicle, pedestal sink unit, WC, storage cupboards and heated towel rail.

**BEDROOM 2:** A further spacious double bedroom with built-in wardrobes, outlook to the rear and **En-Suite** comprising tiled shower cubicle, WC, pedestal sink unit, heated towel rail and extensively tiled walls and flooring.

**BEDROOM 3:** A spacious double bedroom with outlook to the rear and built-in wardrobe.

**BEDROOM 4:** Another double bedroom with outlook to the rear.

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**FAMILY BATHROOM:** A spacious bathroom comprising a tiled bath with shower attachment, WC, pedestal sink unit, separate tiled shower cubicle, extensively tiled walls and heated towel rail.

## Outside

The property is approached via a gravel driveway providing access to the barns, in turn leading to a **DOUBLE GARAGE** with parking in front. Steps lead down to the entrance porch. A gated access leads through to the rear garden which is enclosed with fence and walls enjoying an extensively paved two tiered wrap-around dining terrace interspersed with a range of mature trees and flower beds and topiary hedging, all enjoying a south westerly aspect.

**SERVICES:** Main water and shared Klargester sewage treatment plant. Main electricity connected. Oil-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

**COUNCIL TAX BAND:** G. £3,566.02 per annum.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Timber frame.

## COMMUNICATION SERVICES (source Ofcom):

**Broadband:** Yes. Speed: Up to 66 mbps download, up to 16 mbps upload.

**Phone Signal:** Yes.

**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/>.

**ACCESSABILITY ADAPTIONS:** None.

**FLYING FREEHOLD:** If applicable.

**SUBSIDENCE HISTORY:** None.

**RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS:** None.

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None.

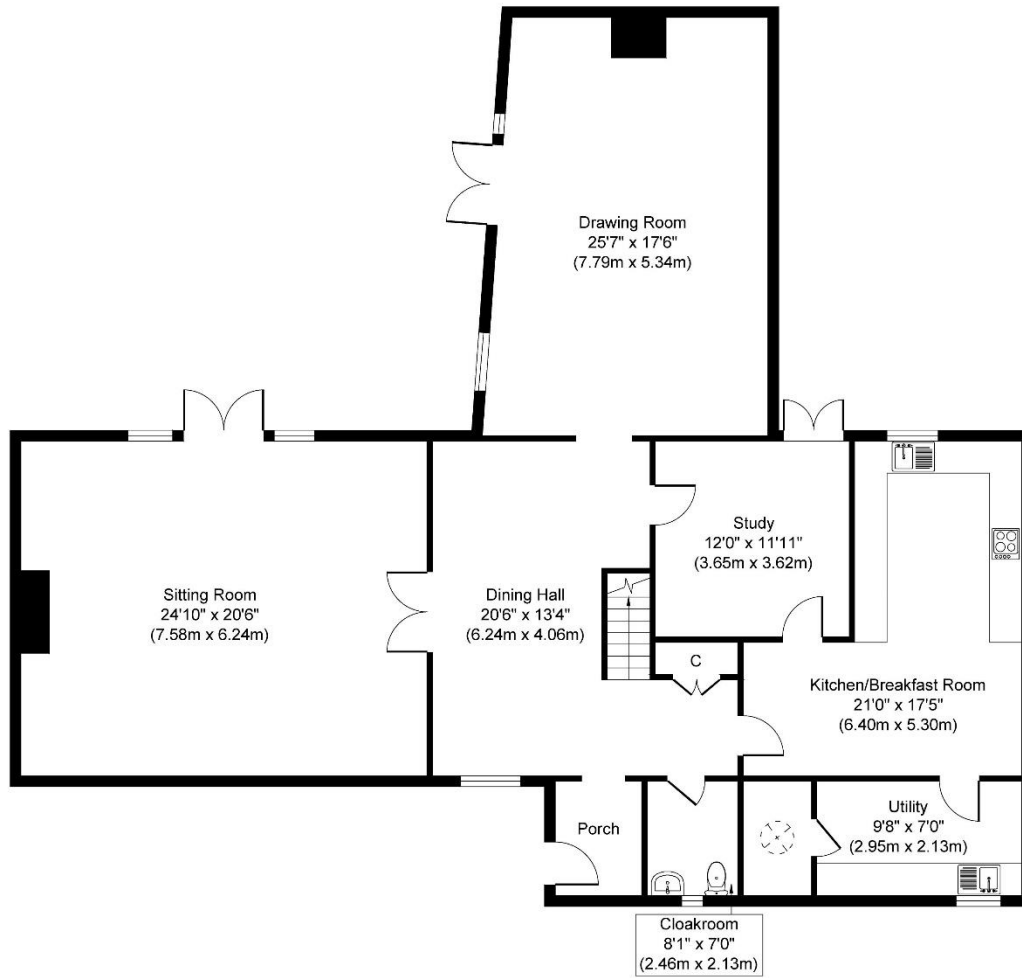
**ASBESTOS/CLADDING:** None known.

**RESTRICTIONS ON USE OR COVENANTS:** None known.

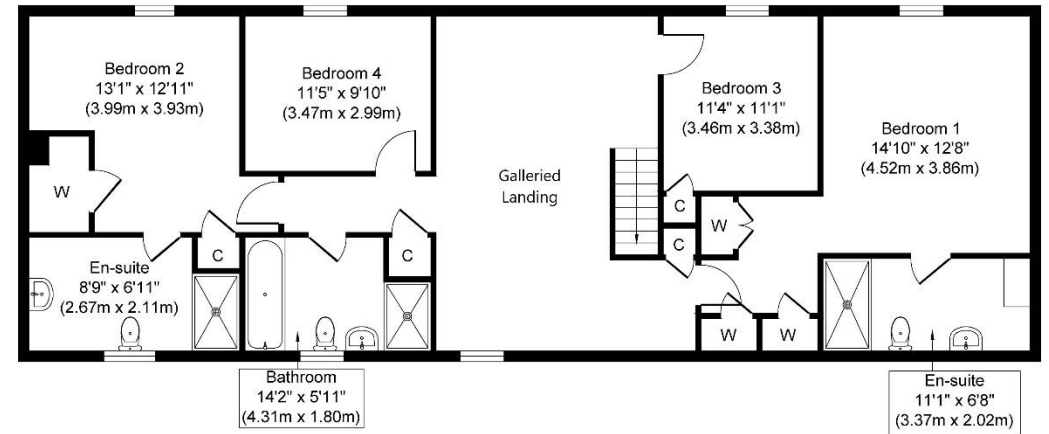
**FLOOD RISK:** No history of ground flooding.

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

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**Ground Floor**  
**Approximate Floor Area**  
**1,893 sq. ft**  
**(175.88 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**1,255 sq. ft**  
**(116.56 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

