



DAVID
BURR

ELLIS BARN, UPPER STREET,
STANSTEAD, SUFFOLK



ELLIS BARN

Upper Street, Stanstead, Sudbury, Suffolk

A beautiful unlisted detached barn conversion with annexe accommodation in an idyllic location with a stunning view over countryside.

Long Melford - 2 miles. Sudbury - 5 miles both with commuter link to London Liverpool Street Station.

- Detached unlisted barn conversion
- Constructed by a highly reputable local building firm
- Wonderful elevated position with stunning far-reaching views
- Characterful features including brick fireplaces and exposed beams
- Sitting room and separate dining room
- AGA kitchen/breakfast room
- Utility/boot room and separate cloakroom
- Four bedrooms (master with en-suite and dressing room)
- Ground floor self-contained annexe/study
- Extensive off-road parking
- Detached cartlodge and separate garage
- Beautifully designed garden with stone paved terraces and colourful borders
- Peaceful Suffolk village



LOCATION

Stanstead is a pretty village with a thriving community spirit supporting many local clubs, societies and a village hall which operates more as a social club. There is a charming village green to the front of the attractive Parish Church of St. James. Long Melford with its range of day-to-day facilities is about 2 miles away; the market town of Sudbury, with its commuter rail link to London Liverpool Street is about 5 miles distant and the Cathedral town of Bury St Edmunds is some 12 miles north.

THE PROPERTY

A superb unlisted detached barn conversion constructed by one of our area's most reputable and well-regarded local building firms, Ellisdale. The property has been constructed to the highest of standards with obvious flourishes and craftsmanship throughout. Accommodation is arranged over two levels with, on the ground floor, a drawing room with a large brick arch fireplace, a kitchen/breakfast room, dining room and a utility/boot room. There is the further benefit of ground floor living accommodation which could either be a self-contained annexe or further accommodation which includes a snug, bedroom/study and a ground floor shower room. Upstairs is a total of four bedrooms and two bathrooms (one en-suite to the master) together with a dressing room. Beautiful gardens are arranged to both front and rear with a magnificent open view over countryside behind. In front of the property is both a garage and detached cartlodge/workshop.

POSTCODE: CO10 9AT

WHAT3WORDS: fits.windmill.watches

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: G

AGENT'S NOTES

The property is unlisted although thought to date back to the mid 1800s and was converted in 1985.



ANNEXE



THE PROPERTY

Front door leading to:-

ENTRANCE HALL: An impressive entrance with 18'7" high vaulted ceilings with exposed timbers and a solid oak staircase with galleried landing above leading to first floor. Slate tiled flooring and with doors leading to:-

DRAWING ROOM: A beautiful dual aspect reception room with tall double-glazed oak windows on each side providing a pretty outlook over the rear garden and onto open countryside beyond. Superb central mellow red brick arched fireplace with inset multifuel burning stove situated on a pamment tiled hearth with a brick surround. Exposed timbers and brickwork, a school style radiator and floor-to-ceiling windows allowing for plenty of natural light.

AGA KITCHEN/BREAKFAST ROOM: A characterful room with a centrally positioned electric AGA set within a brick arched fireplace with mellow red brick. Base and wall level solid wooden cabinets with worksurfaces incorporating a double stainless-steel sink. Space and plumbing for a dishwasher, space for a below countertop refrigerator and room for a breakfast table and chairs adjacent to windows and a door opening onto the rear garden. Solid pine thumb latch door leading to:-

DINING ROOM: With secondary staircase leading to the first floor and plenty of room for a large dining table and chairs and with exposed timbers and brickwork and a lovely outlook over the property's front garden.

UTILITY/BOOT ROOM: With pamment tiled flooring, door opening onto terracing and exposed brick and flint and with a vaulted ceiling with exposed timber. Base and wall level cabinets with worksurfaces incorporating a sink with a mixer tap above and drainer to side, space and plumbing for a washing machine and space and plumbing for an American style fridge/freezer. Thumb latch door leading to the annexe (see below).

CLOAKROOM: Containing a WC and a wash hand basin.

First Floor

GALLERIED LANDING: With exposed timbers and storage space and solid pine thumb latch doors leading to:-

BEDROOM 1: With exposed pine floorboards and Velux roof lights providing open views. Exposed timbers throughout and a stainless-steel flue leading from the woodburning stove below providing useful additional heating when the fire is lit. Steps lead down into:-

DRESSING ROOM: With two sets of double wardrobes and a further single wardrobe with inset shelving and hanging rails and thumb latch door leading to:-

EN-SUITE: Containing a tongue and groove panelled bath with traditional style mixer tap and shower attachment over and a mosaic tiled surround. WC, pedestal wash hand basin and chrome heated towel rail.

BEDROOM 2: A charming double bedroom with a far-reaching outlook across the garden onto neighbouring countryside and with exposed timbers and a lobby area with a cleverly designed storage space with thumb latch door leading to:-

JACK AND JILL BATHROOM: Containing a tongue and groove panelled bath with mixer tap and shower attachment over, WC and vanity suite with tiled surround with storage below.

BEDROOM 3: A further double bedroom which is also serviced by the jack and jill bathroom and with a view over the front garden, exposed timbers and a substantial fitted wardrobe.

BEDROOM 4: Accessible via a second staircase and constituting an ideal guest bedroom with privacy from the other rooms and containing a vanity suite with storage below and an attractive tiled surround and also with a useful storage cupboard off. The lobby serving the bedroom at the top of the staircase also benefits from a storage cupboard.

THE ANNEXE

The annexe has been thoughtfully created to cater for buyers with a need for ground floor living, multigenerational accommodation or simply as a means to generate income through letting or holiday letting (subject to any necessary consents). Equally, the accommodation blends seamlessly with the main house itself and contains the following:

SNUG: A characterful room with exposed timbers and a central mellow red brick exposed chimney breast with an oak bressumer beam and inset multifuel burning stove situated on a brick tiled hearth. Floor-to-ceiling glass sliding doors opening onto the gardens.

LOBBY: With a door leading to outside and further thumb latch door leading to:-

SHOWER ROOM: Containing a substantial walk-in shower with glass screen and tiled surround, vaulted ceiling with exposed timbers, WC and vanity suite wash hand basin.

STUDY/BEDROOM: Currently utilised as a superb area to work from home but which could equally be converted into a generous double bedroom with further living area subject to requirements. Beautiful view across the garden and onto rolling countryside, exposed brick, timbers and flint and with a walk-in wardrobe and airing cupboard off.

Outside

The property is approached through an electrically operated timber five-bar gate which expands into a gravel driveway which provides extensive **OFF-ROAD PARKING** for numerous vehicles. The driveway contains a useful turning circle and forks onto a:-

CARTLODGE/WORKSHOP: An attractive outbuilding finished in a traditional Suffolk design with black weatherboarding, exposed green oak timbers and herringbone brick inserts beneath a pantile roof. An electric roller door leads into the cartlodge which provides sheltered off-street parking with a loft hatch with a drop-down ladder providing access to extensive roof storage space. Useful workshop area with exposed herringbone brick.

GARAGE: Cleverly designed with an electric up-and-over door to the front and further garage door to the rear to enable the passage of garden machinery. Also containing the oil boiler and with power and light connected and a personnel door to the side.

Adjacent to the cartlodge is a beautifully kept area of lawn with a number of mature plants and shrubs with an established hedge providing a high degree of privacy. To the rear of the property is a beautiful private enclosed garden with an elevated stone paved terrace providing a superb area for entertaining and dining alfresco enclosed by well-stocked brick raised beds. Adjacent to the terrace is a high-quality timber **POTTING SHED/GREENHOUSE**. An area of lawn extends to the rear boundary with a mature beech hedge and superb horse chestnut tree with a magnificent view over rolling countryside far into the distance beyond. The lawns are bordered by mature flowerbeds with a number of impressive roses, trees and a diverse and colourful variety of flowers. To the rear of the garden is a further paved terrace enclosed by box hedging within the shade of the horse chestnut tree itself.

SERVICES: Main water and private drainage. Main electricity connected. Oil fired heating by 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.

TENURE: Freehold

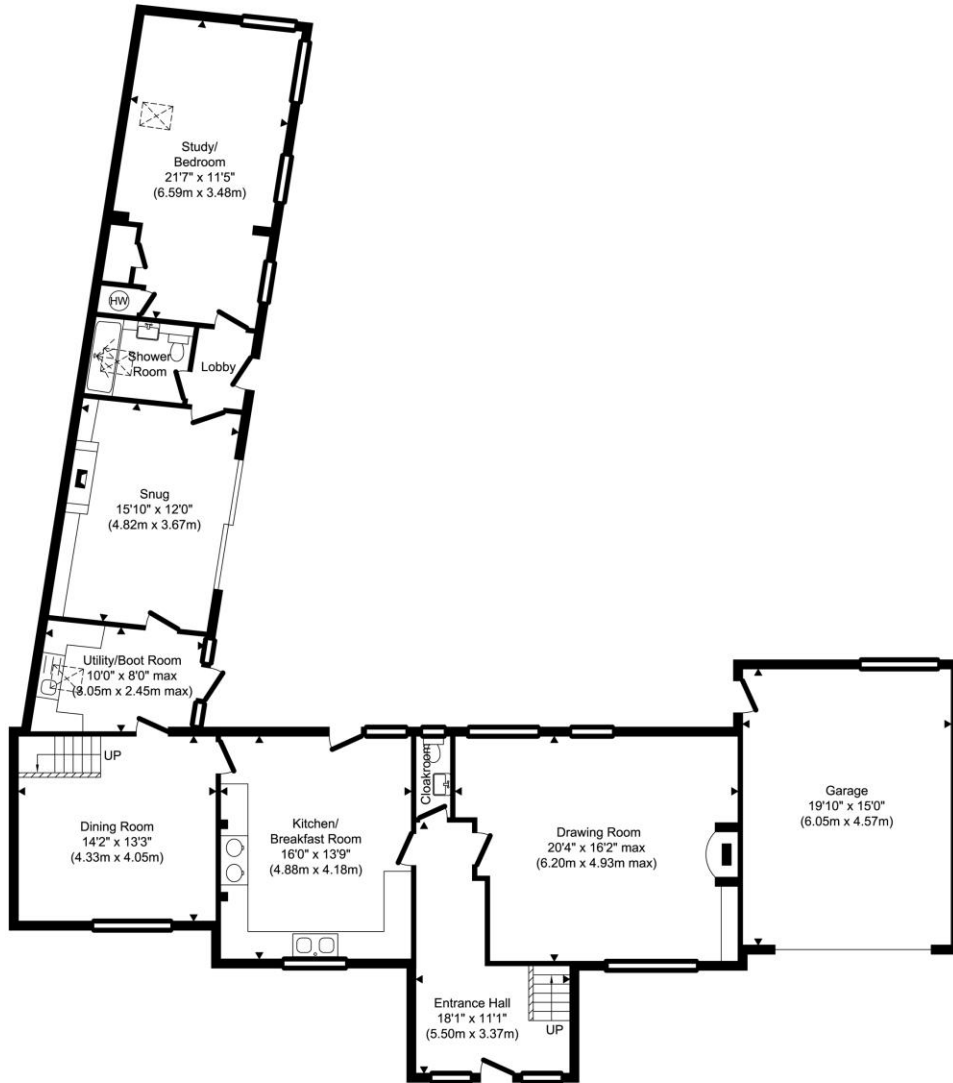
CONSTRUCTION TYPE: Timber framed

VIEWING: Strictly by prior appointment only through DAVID BURR.

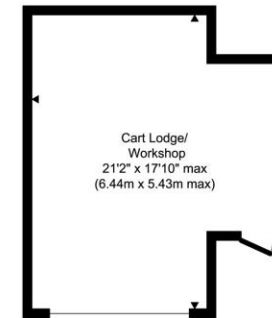
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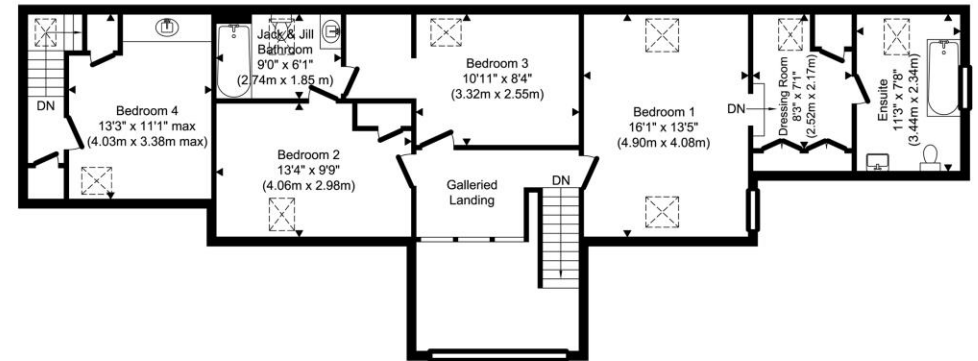




Ground Floor
Approximate Floor Area
1776.90 sq. ft.
(165.08 sq. m)



Outside
Approximate Floor Area
328.72 sq. ft.
(30.54 sq. m)



First Floor
Approximate Floor Area
951.85 sq. ft.
(88.43 sq. m)

TOTAL APPROX. FLOOR AREA 3057.48 SQ.FT. (284.05 SQ.M.)
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