



**Willow Barn,
Great Barton, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

WILLOW BARN, 2 THE COPPICE, GREAT BARTON, SUFFOLK. IP31 2TT

Great Barton is a popular village with a post office, preschool, primary school, public house, active village hall and church. A more comprehensive range of facilities are available at the Cathedral town of Bury St Edmunds. The A143 runs through the village providing easy access to the A14. There is a commuter rail link service to London Liverpool Street Station at Stowmarket and a branch line service at Thurston (3 miles).

A spacious and eminently characterful 2,100 sq. ft. 4-bedroom barn conversion occupying a sought-after address in this well-regarded Suffolk village. The property enjoys many hallmark period features including exposed ceiling timbers, beams and latch doors with a light and airy feel as well as generously proportioned reception rooms. **In all about 0.21 acres.**

An abundantly characterful Grade II Listed 4-bedroom barn conversion of over 2,100 square feet occupying a sought-after address in this well-regarded Suffolk village just a stone's throw from Bury St. Edmunds. In all about 0.21 acres.

ENTRANCE VESTIBULE: With door to:-

ENTRANCE HALL: With stairs rising to first floor and open plan access to the:-

DINING ROOM: A generously proportioned reception room with French style double doors opening on to the terrace abutting the rear of the property and door to:-

KITCHEN: Appointed with a range of matching wall and base units and integrated one and a half bowl sink inset with drainer and mixer tap. 4-ring hob with extractor over, dual ovens and space for freestanding white goods to include washing machine, tumble dryer and fridge/freezer. Mullion style windows to the front aspect.

SITTING ROOM: A generously proportioned reception room, dual aspect windows to front and rear with inset log burning stove with brick hearth and surround.

UTILITY ROOM: Spaces for further white goods as well as additional worksurfaces with inset one and a half bowl sink. Additional storage. Door to integral garage.

CLOAKROOM: With white suite comprising WC and hand wash basin.

First Floor

LANDING: Beautiful galleried landing flooded by natural light. Door to:-

PRINCIPAL BEDROOM: A wealth of exposed beams and mullion style windows overlooking the rear gardens with door to:-

ENSUITE: With white suite comprising WC, hand wash basin and panel bath.

BEDROOM 2: A spacious double bedroom with mullion style windows to rear aspect.

BEDROOM 3: A spacious double bedroom with skylight windows to front and integrated storage.

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BEDROOM 4: With windows to rear aspect.

FAMILY SHOWER ROOM: With white suite comprising WC, hand wash basin and corner shower.

Outside

The property is accessed via a sweeping gravel driveway with ample **OFF-ROAD PARKING** for a number of vehicles and a front garden that is predominantly laid to lawn interspersed by mature shrubs and trees. There is an up and over door leading to the:-

INTEGRAL GARAGE: Larger than average and connected with power and light with an integral door leading to the utility room.

The rear gardens are a delight, initially finished with a terrace immediately abutting the rear of the property before extending to formal lawns that are flanked by mature shrub borders. Incorporated within the grounds is a **STORAGE SHED** and there is personnel access wrapping round the neighbouring property leading to the roadside of the cottage for the purpose of bin collections.

In all about 0.21 acres.

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent. **LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: E - £2,540.502024/25. **EPC RATING:** Awaiting report.

BROADBAND SPEED: Up to 1000 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/>.



