



**Dale Tree Cottage,
Barrow, Suffolk.**

DAVID
BURR



DALE TREE COTTAGE, BARROW, BURY ST. EDMUNDS, SUFFOLK. IP29 5AB

Barrow is a picturesque village located six miles west of the Historic market town of Bury St Edmunds and within easy travelling distance of the commuter links onto the A14 with Cambridge lying only 25 miles away. The thriving village has many traditional amenities including a village hall, doctors' surgery, primary school, village store, 2 public houses, post office and village green. Bury St Edmunds offers further extensive facilities including schools, colleges, shops and restaurants and commuter rail link to London Liverpool Street station.

This charming semi-detached period cottage has an elegant red brick façade and is located in the heart of one of the areas most highly regarded villages. The well-proportioned accommodation has the added benefit of off-road parking and a large garden amounting to about **0.25 of an acre**.

A charming period cottage within about 0.25 acres in the heart of a well-served Suffolk village.

ENTRANCE HALL: With oak floorboards, useful storage cupboard, staircase off and light oak doors opening to:-

SITTING ROOM: A light room with fireplace that includes an inset log burning stove on a tiled hearth with light oak mantel over. Large storage cupboard.

DINING ROOM: A versatile space, well placed off the kitchen and incorporating a fireplace that has a Trolla log burning stove on a tiled hearth with oak mantel over.

CONSERVATORY: A lovely light addition with exposed brickwork, tiled floor and double doors opening to the garden.

KITCHEN/BREAKFAST ROOM: Enjoying views over the rear garden and finished with an extensive range of matching units, deep pan drawers and worktops that incorporate a large breakfast bar. There is space for a full height fridge/freezer and range cooker with fitted extractor hood over. Integrated dishwasher.

Boot Room: A useful room ideal for boots/storage with tiled floor and door to:-

SHOWER ROOM: With shower cubicle, heated towel rail, WC and wash hand basin.

First Floor

LANDING: Exposed timbers, access to loft storage space and Suffolk latch doors opening to:-

BEDROOM 1: Views over the rear garden and fields beyond. Door to:-
ENSUITE: Bath with shower over and side screen. Heated towel rail, WC and wash hand basin.

BEDROOM 2: Overlooking the small greensward.

BEDROOM 3: Enjoying views over the rear garden.

Outside

There is a long drive bordered by a brick and flint wall that provides **OFF-ROAD PARKING** for a number of vehicles. Beyond this area and part of the rear garden is a brick and flint **OUTBUILDING** finished with Crittall windows and divided into 3 distinct areas with lighting, a sink and currently

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providing useful storage but offering potential to be a studio, external snug area, etc.

The garden is one of the property's most attractive features, generous in size with a large terrace immediately to the rear of the house designed with entertaining/dining Alfresco in mind. This opens to a large expanse of lawn bordered by established trees, shrubs and to the rear a further enclosed area. Vegetable garden with raised planters. **STORAGE SHED.**

In all about 0.25 acres.

SERVICES: Main water, electricity and drainage are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: C - £1,937.24 – 2025/26

EPC RATING: E.

BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

MOBILE COVERAGE: 02 and Vodafone – good outdoor and in-home. (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/>.

WHAT3WORDS: ///treating.flickers.assorted.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds 01284 725525.

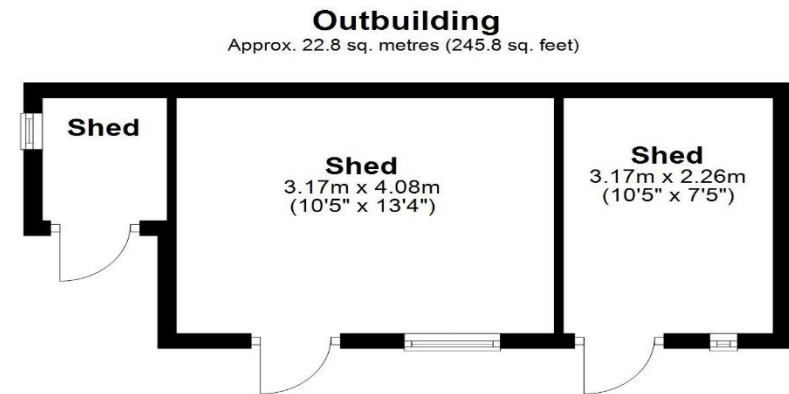
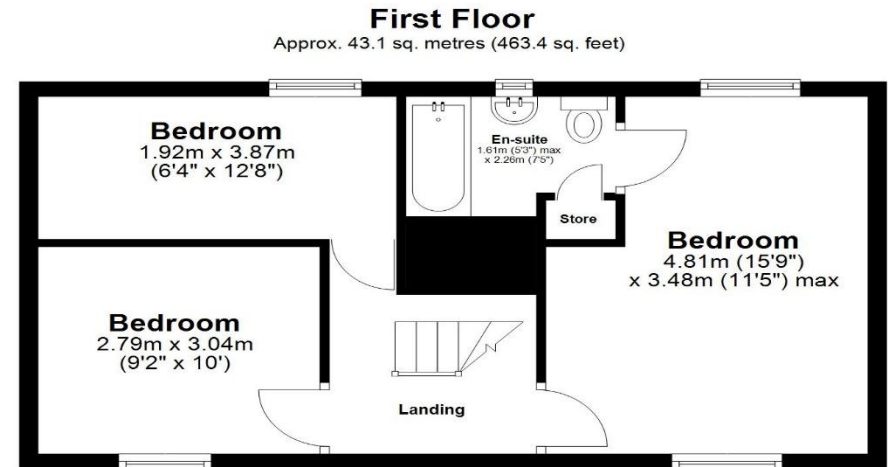
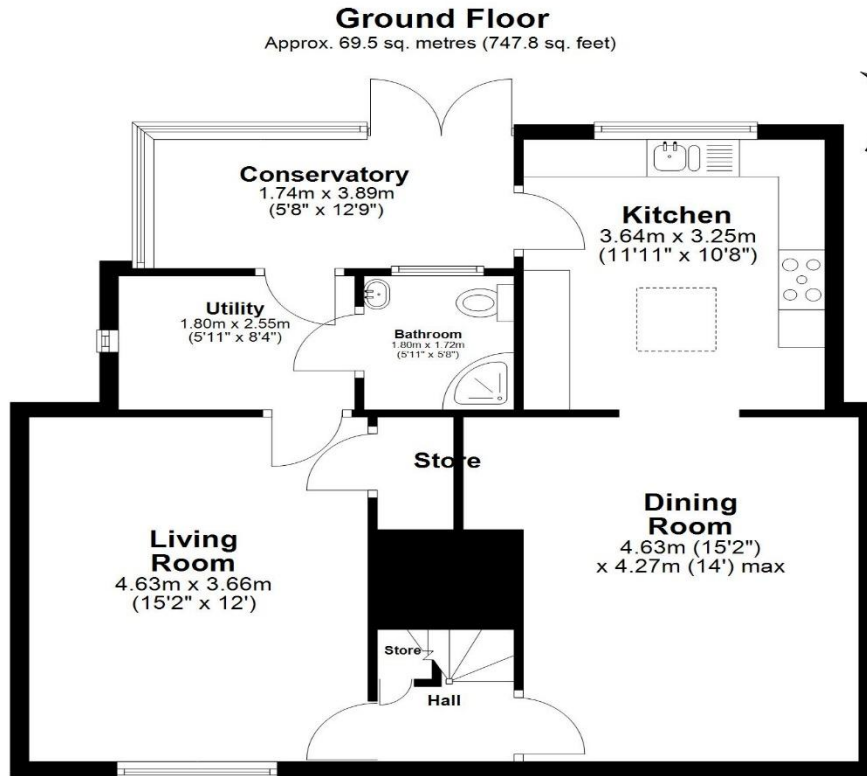
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Total area: approx. 135.4 sq. metres (1457.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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