



**8 Stoney Lane,
Barrow, Suffolk.**

**DAVID
BURR**

8 STONEY LANE, BARROW, BURY ST. EDMUNDS, SUFFOLK. IP29 5DD

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 exceptionally well-presented period cottage is nestled on the edge of one of the areas most favoured villages. The property retains much of its original character (exposed beams, fireplace, Suffolk latch doors, etc) and further benefits include a charming garden opening onto countryside walks.

A charming well-presented period cottage with considerable character well placed for countryside walks on the edge of one of the areas most highly regarded villages.

ENTRANCE VESTIBULE: An inviting area with an attractive tiled floor, fitted bench with storage beneath and door to:-

SITTING ROOM: A charming room with beamed ceiling and fireplace with inset log burning stove on a brick hearth with oak mantle over. Useful storage cupboards and Suffolk latch door opening to:-

KITCHEN/BREAKFAST ROOM: Finished with an extensive range of attractive matching units, glass display cabinets and thick solid wood worktops that incorporate a single drainer sink unit with vegetable drainer and mixer tap over. Plumbing for dishwasher, space for full height fridge/freezer and electric oven. An attractive tiled floor runs throughout with underfloor heating.

Inner Hall: Tiled floor, stable door to garden and:-

UTILITY CUPBOARD: With plumbing for washing machine and providing useful storage.

SHOWER ROOM: Attractively tiled, finished with a particularly large shower cubicle, period style heated radiator, WC and wash hand basin. Exposed pine floorboards with underfloor heating, beams, pretty leaded glass window and doors to:-

First Floor

BEDROOM 1: A charming room with exposed pine floorboards, exposed beams, built-in storage cupboard, access to loft storage space and handmade window shutters.

BEDROOM 2: With exposed pine floorboards, open studwork, beams, useful storage cupboard and views over the rear garden.

Outside

To the front of the property there is a charming cottage style garden with a central path.

The rear garden is one of the property's most attractive features, generous in size with a shingled area immediately behind the house. Useful **STORAGE SHED/WORKSHOP** with **WOOD STORE** behind this opens to the main garden which has a large expanse of lawn bordered by a pretty brick and flint wall. A large terrace to the rear is designed with entertaining/dining Alfresco in mind. A gate opens to the rear to provide access to countryside walks.

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SERVICES: Main water, drainage and electricity are connected. Electric heating. Underfloor heating in the kitchen and shower room. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: B - £1,695.08 – 2025/26.

EPC RATING: F.

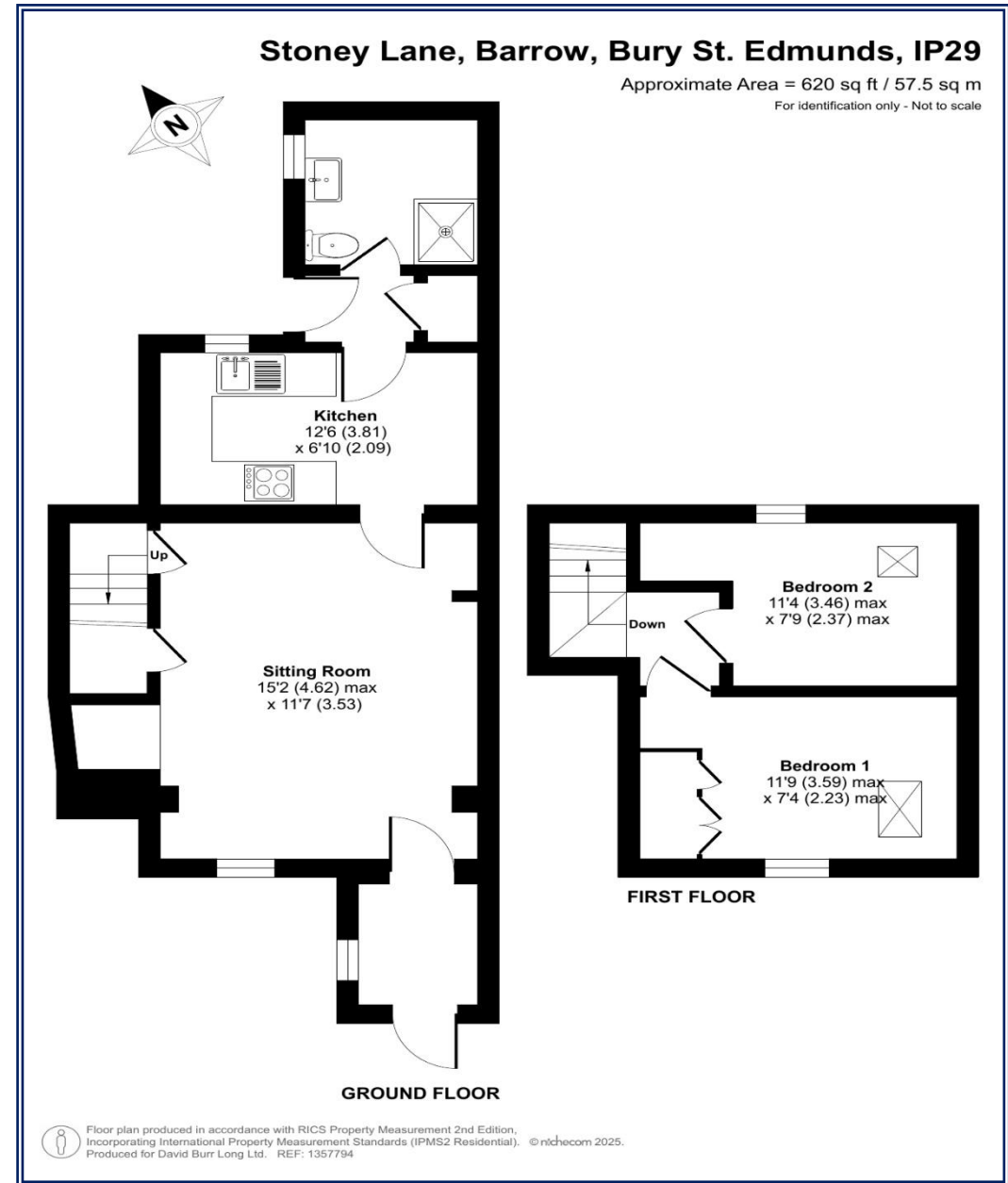
BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

MOBILE COVERAGE: 02 – good outdoor and in-home. Vodafone – good outdoor, variable in-home. EE & Three – good outdoor. (source Ofcom). **NOTE:**

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WHAT3WORDS: ///orchestra.sides.fault.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525. **NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

