

DAVID
BURR



The Great Barn

Pentlow, Suffolk

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Bower Hall Lane, Pentlow, Suffolk CO10 7JT

Situated in a quiet rural location, surrounded by open countryside, this high specification and quite stunning barn conversion enjoys stylish modern luxuries, complemented by a range of original character with generous gardens and countryside views.



- A high specification stunning barn conversion
- Stylish modern luxuries complemented by a range of original character features
- Generous gardens
- Double garage
- Studio/Games Room
- Jetty providing river access
- Rural countryside location

DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk



INTERIOR

Entrance into grand vaulted HALLWAY with exposed beams, with split level staircases to either side and an opening into the GRAND HALLWAY AREA. Off to the right is a generous SITTING AREA with tiled flooring and log burning stove inset. To the left is a generous DINING AREA with plenty of space for parties and entertaining. An exposed studwork wall with opening leads through to the comprehensively fitted handmade KITCHEN comprising a range of wall and base units under granite worktop with double Butler sink inset. Integrated appliances include an Everhot cooker, dishwasher, pantry cupboard and space for a fridge/freezer, whilst a central preparation island enjoys a breakfast bar. Tiled flooring. Bi-fold doors open onto the terrace and door to BOOT ROOM with a further range of wall and base units under granite worktop with Butler sink inset, space and plumbing for a washing machine and tumble dryer. Plenty of space for coats and shoes. Tiled flooring. SNUG another generous reception room with a range of fitted shelving and storage, log burnign stove set within the chimney recess with bressummer over, exposed beams and outlook across the gardens. UTILITY ROOM a lower level utility room with tiled flooring, a range of further wall and base units under worktop with inset sink and understairs storage cupboard. CLOAKROOM with WC and wash hand basin.



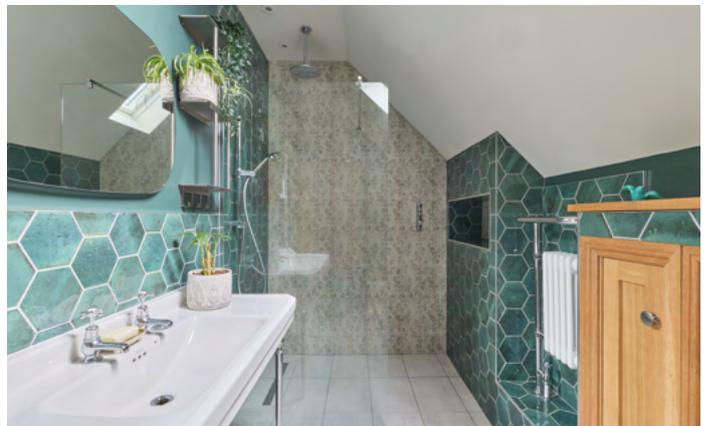
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INTERIOR

FIRST FLOOR

The first floor area enjoys access to two separate staircases with split-level landings providing access to a generous MASTER BEDROOM a spacious bedroom area comprehensively fitted with a range of wardrobes, storage cupboards and vanity unit and En-Suite comprising tiled shower cubicle, large wash hand basin, WC, storage cupboard, heated towel rail and extensively tiled walls, flooring and underfloor heating. BEDROOM 2 another generous double bedroom with exposed beams and En-Suite comprising a tiled shower cubicle, WC, wash hand basin, extensively tiled and flooring with underfloor heating. Whilst BEDROOM 3 and 4 mirror each other in fashion, with lower level bedroom areas with storage. A small staircase leads to a mezzanine SNUG an ideal space for older children. FAMILY BATHROOM comprising a freestanding roll-top bath, tiled shower cubicle, WC, pedestal sink unit, extensively tiled walls and flooring and exposed beams.

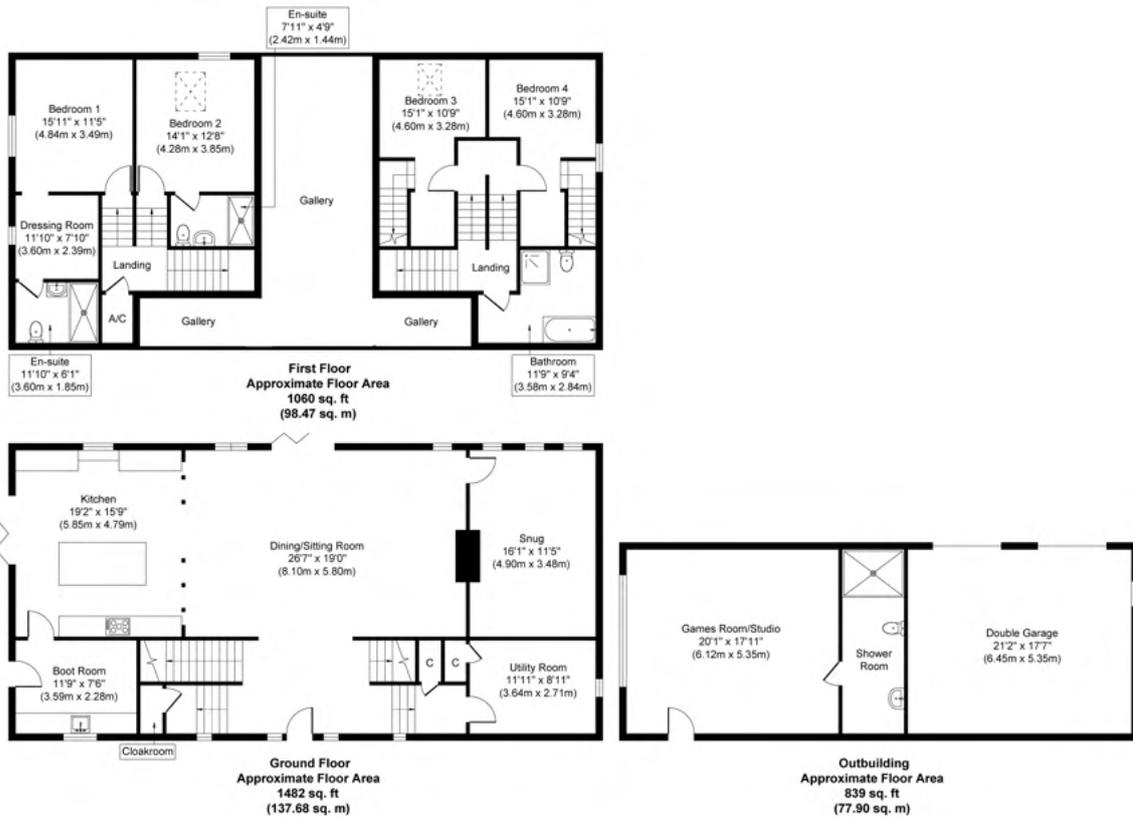


EXTERIOR

The property enjoys an expansive gravelled driveway providing parking and turning for multiple vehicles, in turn leading to the DOUBLE GARAGE with electric roller shutter doors with light and power connected. Adjacent the Double Garage is a STUDIO/GAMES ROOM that is ideally utilised for parties and entertaining, but could also be utilised as a home office with an En-Suite comprising a tiled shower cubicle, WC and wash hand basin. Generous gardens wrap around the property and feature large areas of traditional lawn interspersed with a range of mature trees and wildflower areas, raised vegetable beds and alfresco dining terrace running the entire rear length of the property and a jetty providing access to the river.



Floorplan



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.

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Pentlow is an attractive rural village dominated by the Rev. Bull's 19th Century tower folly. The market town of Sudbury with its commuter rail link to Liverpool Street is about 5 miles away, whilst Cambridge is about 35 minutes drive to the west. A range of local amenities including shops, schools and restaurants can also be found in nearby villages Clare and Long Melford.



Material Information

SERVICES: Mains water and private drainage. Mains electricity connected. Heating via air source heat pump. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council, Town Hall, Fairfield Road, Braintree CM7 3YG. Telephone: 01376 552525.

COUNCIL TAX BAND: G. £3,663.10 per annum.

PROPERTY POSTCODE: CO10 7JT

TENURE: Freehold.

CONSTRUCTION TYPE: Wood frame.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 60 mpbs download, up to 13 mpbs upload. Telephone 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 telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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 whatsoever 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.



Scan QR code for online details



Bury St Edmunds
01284 725525
bury@davidburr.co.uk

Holiday lets
01787 888698
support@davidburrholidaylets.co.uk

Newmarket
01638 669035
newmarket@davidburr.co.uk

Castle Hedingham
01787 463404
hedingham@davidburr.co.uk

Leavenheath
01206 263007
leavenheath@davidburr.co.uk

Woolpit
01359 245245
woolpit@davidburr.co.uk

Clare
01787 277811
clare@davidburr.co.uk

Long Melford
01787 883144
melford@davidburr.co.uk

London SW1
0207 839 0888
london@davidburr.co.uk

davidburr.co.uk