



**1 New Barn,  
Barrow, Suffolk.**

**DAVID  
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# 1 NEW BARN, BARROW, BURY ST. EDMUNDS, SUFFOLK. IP29 5DB

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 spacious property forms part of a terrace of 3 individual homes in a wonderful rural setting surrounded by open countryside. The light spacious accommodation offers considerable versatility and is further complemented by extensive off-road parking and large gardens. **NO ONWARD CHAIN.**

## A light spacious end terraced property in a rural setting within about 0.39 acres.

**ENTRANCE HALL:** A spacious inviting area with part wood panelled walls, fitted barrier matting, useful storage cupboard and staircase off. Doors to:-

**SITTING ROOM:** A charming room with an open fireplace that includes a log burning stove, tiled hearth and moulded wood surround.

**DINING/LIVING ROOM:** A light room with far reaching field views and offering considerable versatility.

**KITCHEN/BREAKFAST/LIVING ROOM:** Enjoying far reaching field views in one direction and with views over the garden in the other. There are a range of fitted units and worktops with integrated single drainer sink unit, vegetable drainer and mixer tap over. Integrated dishwasher and oven with 4-ring hob and extractor fan over. Space for full height fridge/freezer. From the breakfast/living area is a set of double doors opening to terracing and the garden beyond. Opening to:-

**LAUNDRY ROOM:** A useful room with plumbing for washing machine, space for appliances, extensive fitted worktops and storage cupboards. Opening to:-

**BOOT ROOM:** Part wood panelled walls and door opening to the garden.

**CLOAKROOM:** Fitted WC and wash hand basin with storage below.

### First Floor

**GALLERIED LANDING:** A spacious area with access to loft storage space, shelved linen cupboard and doors to:-

**BEDROOM 1:** Door to:-

**ENSUITE:** With tiled shower cubicle, heated towel rail, WC and wash hand basin with storage below.

**BEDROOM 2:** Enjoying views over the gardens.

**BEDROOM 3:** Enjoying views over the rear garden.

**FAMILY BATHROOM:** Bath with distinct curved shower area, side screen and shower over. WC and wash hand basin with storage below.

### Outside

A large sweeping tarmac drive (shared with one other property) provides **OFF-ROAD PARKING** for several vehicles and in turn leads to

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an area that would be well suited to a **DOUBLE CART LODGE** (subject to the necessary consents).

The large rear and side garden provides a blank canvas for the next owner and abuts countryside.

**In all about 0.39 acres.**

**SERVICES:** Main water and electricity are connected. Septic tank which is shared with the two neighbouring properties. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: E - £2,663.70 – 2025/26.

**EPC RATING:** Awaiting EPC.

**BROADBAND SPEED:** Up to 49 Mbps (source Ofcom).

**MOBILE COVERAGE:** EE and Three – good outdoor, variable in-home, 02 and Vodafone - good outdoor (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:** ///learns.lightens.flips.

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

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