

Barn & Land off Pott Hall Road West Row IP28 8PL
£225,000

Balmforth
Estate Agents, Valuers & Letting Agents



DESCRIPTION

This rarely available barn conversion offers a superb opportunity to acquire a substantial project in a stunning rural location. The existing property has planning consent under FHDC/DC16/1615/PMBPA to convert the existing barn into a four bedroom detached property. This approval was granted under the Town & Country permitted development for change of use of agricultural building to dwelling house.

The completed dwelling will extend to around 2400sq ft and will be set in a unique rural position surrounded by fields on all four sides. The compact plot extends to 0.11 acres and gives ample parking for several vehicles together with a garden area on the south eastern side.

The proposed dwelling offers substantial accommodation over a single floor to include an 18ft master bedroom with en-suite and fitted wardrobes, three further bedrooms and a stunning lounge of around 28ft by 21ft.

With the existing consent we believe that there is scope for alterations to the internal layout and positions/sizes of windows. Any alterations to the footprint or building size would be subject to a new planning application.

The current planning consent is subject to a number of conditions of which primarily the existing footprint and structural integrity of the

existing building must be maintained. Please contact the office for details but prospective purchasers should make their own planning enquiries.

FEATURES

Tenure: Freehold

Parking: Off street parking for four to five vehicles

Gardens: To the south eastern side

EPC rating band: Not applicable

THE ACCOMMODATION COMPRISES:- (based on the planning drawings)

ENTRANCE HALL:

LOUNGE: 27'6" x 21'3" (8.4m x 6.5m)

KITCHEN/DINER: 29'6" x 10' (9m x 3.06m)

MASTER BEDROOM: 18' x 13'4" (5.5m x 4.08m)

EN SUITE: 9'4" x 7'4" (2.86m x 2.24m)

BEDROOM TWO: 13'4" x 10' (4.08m x 3.06m)

BEDROOM THREE: 13'4" x 10' (4.08m x 3.06m)

BEDROOM FOUR: 10' x 10' (3.06m x 3.06m)

BATHROOM: 9'4" x 9'4" (2.86m x 2.86m)

OUTSIDE:

Off street parking for three to four vehicles and garden.

VILLAGE & LOCAL AREA

West Row is a sought after village located about two miles west of Mildenhall with a range of amenities including a local primary school, The Judes Ferry public house situated along side the River Lark, a mail office/general store, an award winning Fish & Chip shop as well as indoor and outdoor bowls, a tennis court, football grounds, enclosed play area and a village hall which provides various activities and entertainment.

Mildenhall Speedway is also located in the village which incorporates dog racing and banger racing.

VIEWING

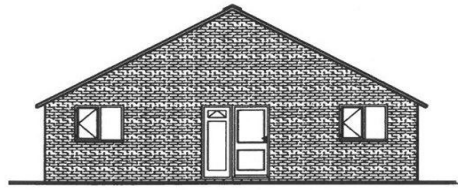
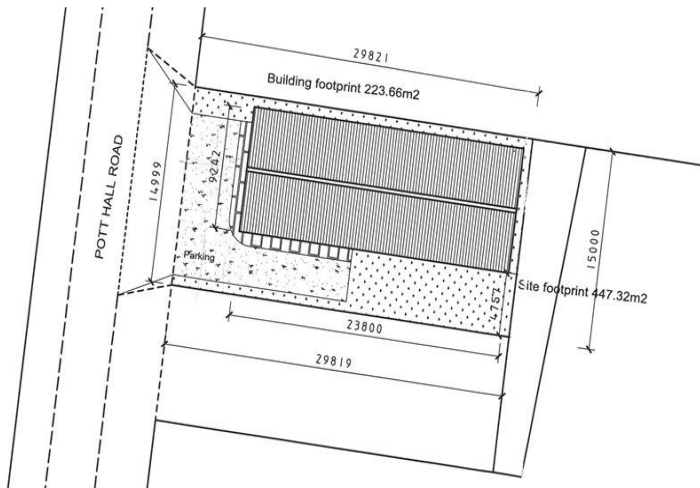
By appointment through Balmforth Estate Agents, Valuers & Lettings Agents

T: 01638 711171 E:

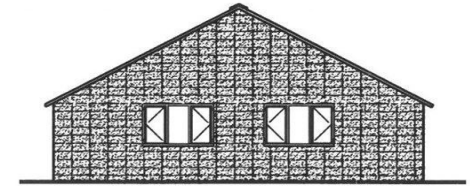
mildenhall@balmforth.co.uk

DIRECTIONS

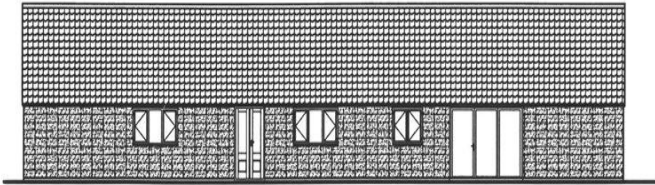
From Mildenhall Hall Market Place proceed along the High Street to the mini roundabout and bear left into Queensway. Proceed along Queensway and out of the town towards West Row. Take your first left hand turn into Chapel Road then left again into Pott Hall Road and the property can be found on the left hand side.



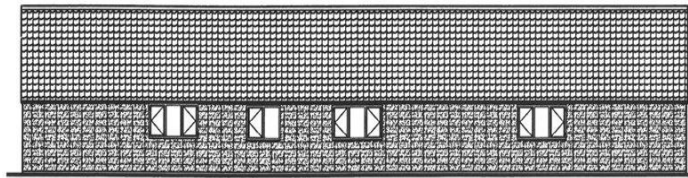
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



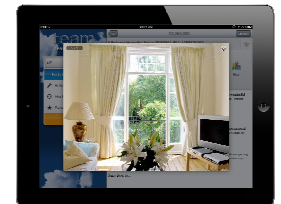
PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



Download our iphone and ipad apps at the app store. Just search "teamprop"





TOTAL APPROX. FLOOR AREA 1902 SQ FT. (176.7 SQ M)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mecoppa (©2018)

DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – <http://bit.ly/sW9JSS>

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



22-26 High Street, Mildenhall,
Suffolk, IP28 7EQ

Tel: 01638 711171

Email: mildenhall@balmforth.co.uk

www.balmforth.co.uk

Draft details

FBM6241