



# HOLYWELL FARM, HOLYWELL ROW

BURY ST EDMUNDS, SUFFOLK, IP28 8NL

**Chilterns**

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An outstanding 3/4 bedroom Grade II Listed barn conversion offering flexible accommodation and generous, mature gardens within this popular village location. The stunning interior features an array of exposed timbers, impressive vaulted sitting room, open studwork to dining room, kitchen / breakfast room, study, utility room, three bedrooms, three bath / shower rooms and store room. Externally there is a garage and ample driveway parking. Viewing Highly Recommended. EPC - Exempt

Holywell Farm is an existing farmhouse with a stunning barn, converted in to three substantial residential dwellings and additional properties forming this is exclusive and prestigious small development.

**Services:** All mains services are believed to be connected to the property. Oil fired central heating.

**Local Authority:** Forest Heath District Council

**Council Tax:** Band D





## SITUATION & LOCATION

Holywell Row is a short distance from the town of Mildenhall which offers a good range of shopping, education and leisure services together with many local places of historical interest. Larger more diverse facilities can be found at the nearby towns of Bury St Edmunds, Thetford and Newmarket. Mildenhall lies approximately two miles from the Fiveways interchange on the A11 which gives access to Thetford and Norwich to the north east and Newmarket, Cambridge and London to the south and south west.

**ENTRANCE HALL** Luxury wood effect vinyl flooring, radiator, airing cupboard, exposed wall timbers, doors leading to all rooms.

**INNER HALLWAY** Stairs leading to the first floor accommodation, exposed timbers, open studwork to :

**DINING ROOM** 11' 11" x 10' 6" (3.63m x 3.2m) Window to the front aspect, exposed wall timbers and brick wall, radiator.

**VAULTED SITTING ROOM** 19' 7" x 16' 11" (5.97m x 5.16m) French doors opening to the terrace, two windows to the side aspect, two radiators, TV point, magnificent fireplace with inset multi-fuel burning stove, stunning wall and ceiling timbers, velux windows.

**KITCHEN / BREAKFAST ROOM** 19' 0" x 15' 2" maximum (5.79m x 4.62m) L shaped room narrowing to 8' 3". Fitted with a range of shaker style wall and base units with work surfaces and complementary tiling. Integrated appliances include a double electric oven, four ring ceramic hob and extractor canopy above. There is space for a fridge / freezer, radiator, telephone point & internet connection, window to the front aspect. A step leads down to a breakfast / family area with a window to the side aspect, door leading to :





**UTILITY ROOM** 8' 9" x 6' 11" (2.67m x 2.11m) Fitted with a range of base units. Plumbing for washing machine. Oil fired boiler, windows to the front and side aspects, door leading to the garden.

**STUDY / BEDROOM FOUR** 11' 10" x 6' 1" (3.61m x 1.85m) Window to the rear aspect, radiator, telephone point.

**BEDROOM THREE** 14' 2" x 10' 2" (4.32m x 3.1m) Window to the rear aspect, radiator.

**FAMILY BATHROOM** 6' 11" x 6' 1" (2.11m x 1.85m) Fitted with a three piece suite to include a panel enclosed bath, wash basin and WC. Window to the rear aspect, radiator, Barley Oak wood flooring.

#### **FIRST FLOOR**

**LANDING** Exposed wall and ceiling timbers, doors leading to all rooms.

**BEDROOM ONE** 19' 2" x 10' 9" (5.84m x 3.28m) With sloping ceilings and two velux windows, two radiators, doors to en-suite and store room, telephone point.

**STORE ROOM** 17' 6" x 8' 1" (5.33m x 2.46m) Plus 8' 11" x 9' 0"

A 'T' shape space suitable for a variety of uses, with wood laminate flooring, radiator, doors opening to a walk in wardrobe, access to loft space.

**EN-SUITE** Fitted with a three piece suite to include a panel enclosed bath, wash basin and WC. Radiator.

**BEDROOM TWO** Two velux windows to the front aspect, exposed wall and ceiling timbers, radiator.

**SHOWER ROOM** Fitted with a three piece suite to include a fully tiled shower cubicle, wash basin and WC, radiator.

**OUTSIDE** As you enter Holywell Farm, a sweeping gravel driveway leads to the barn, where there is ample parking and leads to the garage. A paved pathway leads to the front entrance door and there is a large paved terrace, ideal for al-fresco entertaining or to sit and enjoy the views across the garden. The remainder of the grounds are laid to lawn with mature flower and shrub beds and borders. The garden is fully enclosed by a wall, fencing and mature hedging.

**GARAGE** Timber double doors, power and light connected.







Measurements are approximate. Not to scale. Illustrative purposes only  
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