



Stanton Road, Barningham, Bury St. Edmunds, Suffolk, IP31 1BS

**MARK · EWIN**  
BURY ST EDMUNDS

# Stanton Road, Barningham, Bury St. Edmunds, Suffolk, IP31 1BS

Offered for sale is this beautiful DETACHED PERIOD COTTAGE that has been renovated to an extremely high standard and located in the popular village of Barningham.

On the ground floor, the property boasts a dual aspect sitting room with a brick-built fireplace wood burner, traditional four column radiator, exposed beams, sea grass carpet and door leading to the first-floor landing. Heading through the inner hallway you are then greeted by a large kitchen/dining room. This fantastic space that has been extended by the current owners features a bespoke kitchen with floor and eye-level cupboards, wooden preparation surfaces, island, butler sinks and oak flooring. The island houses the double oven and five ring hob and there are plenty of integrated appliances which include a washing machine, tumble dryer, dishwasher, microwave, and fridge/freezer. The kitchen is further enhanced by a utility area, walk-in pantries, Welsh dresser fitted unit, two traditional four column radiators and two sets of French doors leading to the garden.

The ground floor further comprises of a dual aspect double bedroom and shower room with a unique black and white tiled floor, Victorian period style WC and hand wash basin, large walk-in shower and heated towel bar. On the First Floor the property offers a principal double bedroom with built-in storage and a separate staircase to the ground floor, there is also the added benefit of a cloakroom. A guest bedroom and dressing room with bespoke fitted wardrobes and eaves storage. All these rooms have the benefit of a beautiful, fitted sea grass carpet.

Outside, to the side of the property is a beautiful garden mainly laid to lawn with a variety of shrubs and enclosed by a brick/flint wall and a brick-built toolshed. To the rear of the property is a second garden laid with artificial grass, shingled areas, and a useful brick-built storeroom.

## Additional information:

Tenure: Freehold

Council Tax Band: D

EPC Rating: F

Services: Mains electric, drainage and water. Heating via oil fired central heating. Please note none of the services have been tested by the selling agent



## Directions

Leaving Bury St Edmunds on the A143 towards Diss, you will pass through the villages of Great Barton and Ixworth into Stanton. At Stanton, turn left toward Barningham on the B1111. Follow this road and the property can be found on the left just past the village shop.

## Location

Barningham is situated north-east of the historic town of Bury St Edmunds and on the way to Diss. The village of Barningham itself has a village shop, public house, church and primary school.

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**Accommodation:**

Entrance 6' 3" x 4' 11" (1.9m x 1.5m)

Sitting Room 12' 2" x 14' 5" (3.7m x 4.4m)

Snug 8' 10" x 14' 5" (2.7m x 4.4m)

Kitchen/Dining Room 25' 7" x 18' 4" (7.8m x 5.6m)

Bathroom 8' 10" x 5' 7" (2.7m x 1.7m)

Bedroom One 11' 2" x 12' 2" (3.4m x 3.7m)

Bedroom Two 9' 10" x 10' 10" (3.0m x 3.3m)

Bedroom Three 9' 2" x 10' 10" (2.8m x 3.3m)

Bedroom Four 9' 2" x 11' 10" (2.8m x 3.6m)



**Additional Information:**

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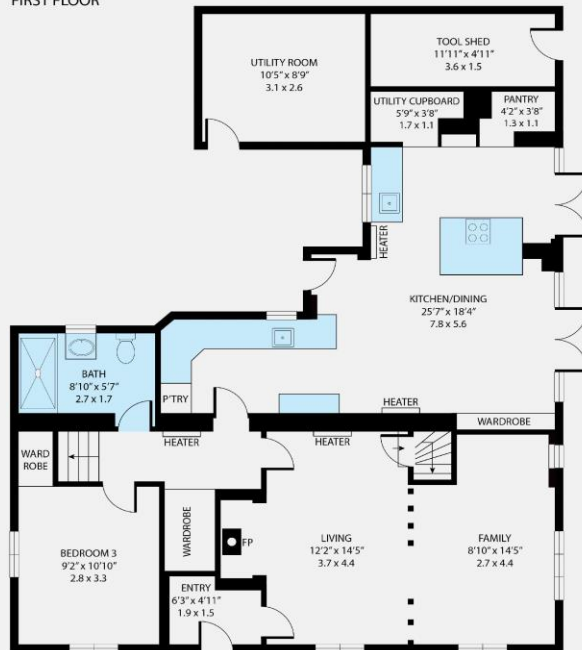
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Offers Over £400,000  
Freehold



FIRST FLOOR



GROUND FLOOR

Stanton Road, Barningham IP311BS

TOTAL APPROX. FLOOR AREA 145 SQ.M 1,560 SQ.FT

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** 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 purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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