



**Swallow Barn,  
Great Barton, Bury St. Edmunds, Suffolk.**

**DAVID  
BURR**



# SWALLOW BARN, THE STREET, GREAT BARTON, SUFFOLK. IP31 2NP

Great Barton is a popular village with a post office, preschool, primary school, public house, active village hall and church. A more comprehensive range of facilities are available at the Cathedral town of Bury St Edmunds. The A143 runs through the village providing easy access to the A14. There is a commuter rail link service to London Liverpool Street Station at Stowmarket and a branch line service at Thurston (3 miles).

A spacious and abundantly characterful barn conversion with proportionate accommodation arranged over two floors and a stunning vaulted sitting room with a wealth of exposed timbers and an inset log burning stove. Further benefits include a well-appointed kitchen, three generous sized bedrooms and private enclosed rear gardens. **NO ONWARD CHAIN.**

## **An abundantly characterful barn conversion with an impressive accommodation schedule, private gardens and excellent accessibility to Bury St. Edmunds.**

**ENTRANCE HALL:** With exposed red brick flooring, stairs rising to first floor, exposed timbers, airing cupboard housing hot water cylinder and cloaks cupboard.

**SITTING/DINING ROOM:** Undoubtedly one of the property's most impressive features, this beautiful vaulted reception room retains a wealth of character with exposed timbers and a maximum ceiling height of 19ft'6" (6m) and French style double doors opening onto the raised terrace abutting the rear of the property.

**KITCHEN:** Well-appointed with a range of matching wall and base units and a part vaulted ceiling. The kitchen is finished with solid wood worksurfaces, spaces for freestanding appliances including fridge/freezer, washing machine, dishwasher, range cooker with extractor over and integrated one and a half bowl ceramic butler sink with mixer tap over and personnel door to the terrace abutting the rear of the property.

**BEDROOM 2:** A spacious double bedroom with exposed timbers and window to front aspect.

**BEDROOM 3:** A spacious double bedroom with views over the rear garden.

**FAMILY BATHROOM:** With white suite comprising WC, hand wash basin, panel bath with shower attachment over and shower screen. Chrome heated towel rail.

### **First Floor**

**LANDING:** With a continuation of exposed beams and integral wardrobes providing hanging space.

**PRINCIPAL BEDROOM:** Beautifully characterful vaulted double bedroom with mullion style windows to front elevation.

**BATHROOM:** Well-appointed white suite comprising WC, hand wash basin and panel bath with shower attachment over. Chrome heated towel rail.

### **Outside**

The property has a discreet approach via a gravel drive serving the complex of converted barns, of which this is the middle. There are 2 allocation **PARKING** spaces as well as ample provision for guest parking. The parking area leads to a private pedestrian gated entrance with a walled walkway which leads to the front elevation of Swallow Barn. There is a large **WORKSHOP/GARAGE** with personnel access leading from the rear gardens which serves well as a

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workshop, or subject to the necessary permissions could be ancillary accommodation/office. Equipped with power and light.

The rear gardens are a delight, laid partly to lawn with a raised bed to one side with brick and flint walls providing a good degree of screening and privacy from the road with close board timber fencing providing privacy from the nearest neighbour. There is a large paved terrace leading from the kitchen which is an ideal space for Alfresco dining/entertaining and provides easy access to the **LOG STORE**. There is a further raised wooden terrace with French style doors leading from the sitting/dining room.

**SERVICES:** Main water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council: 01284 763233. Council Tax Band: E - £2,540.50 – 2024/25.

**EPC RATING:** D.

**BROADBAND SPEED:** Up to 80 Mbps (source Ofcom).

**MOBILE COVERAGE:** EE, Three, 02 and Vodafone – likely, 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:** ///riverside.huddling.slimy.

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

**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 whatever 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.

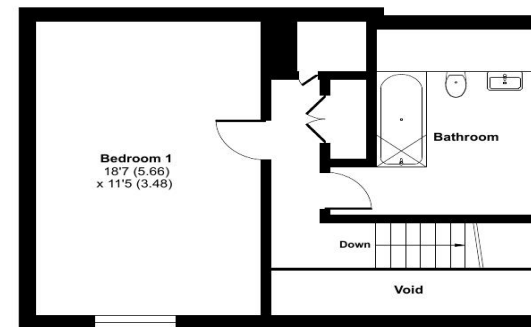
## Swallow Barn, The Street, Great Barton, Bury St. Edmunds, IP31

Approximate Area = 1285 sq ft / 119.3 sq m (excludes void)

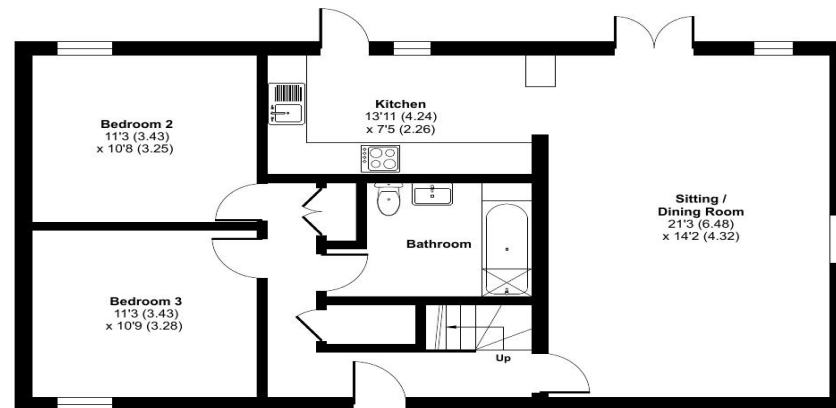
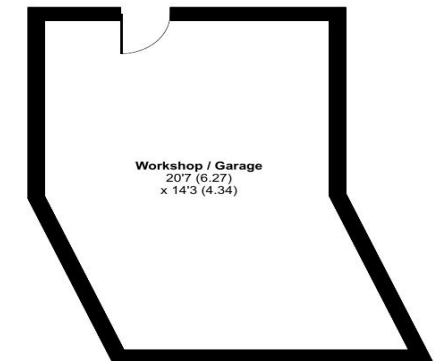
Workshop / Garage = 296 sq ft / 27.4 sq m

Total = 1581 sq ft / 146.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for David Burr Ltd. REF: 1180629

Bury St Edmunds 01284 725525 Leavenheath 01206 263007 Clare 01787 277811 Castle Hedingham 01787 463404 Woolpit 01359 245245

Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346



