



DAVID
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**Old Hall Green Farm Barn,
Cockfield, Bury St. Edmunds, Suffolk.**



OLD HALL GREEN FARM BARN, OLD HALL LANE, COCKFIELD, SUFFOLK. IP30 0LQ

Cockfield is a charming Suffolk village consisting of nine greens and hamlets spread around the undulating countryside North of Lavenham. Local amenities include a pub, a primary school, two Churches and a shop/Post Office while just 7 miles away is the Cathedral town of Bury St Edmunds which offers a further range of amenities and exceptional transport links.

An exceptional detached barn conversion of considerable kerb appeal and character with excellent attention to detail and high-quality finishes throughout. Of particular note is the kitchen/breakfast/living space measuring 59ft 4in with the semi-vaulted ceiling and exposed beams. The principal bedroom enjoys stunning views of the adjacent countryside and is a particularly impressive space.

An exceptionally well-presented and high specification detached barn conversion enjoying a wonderful rural setting at the end of a track and bounded by open countryside with an expansive accommodation schedule in the region of 5371 sq.ft. and grounds of approximately 2 acres.

ENTRANCE HALL: With oak flooring and central staircase leading to vaulted galleried landing. Access to principal rooms with steps leading down to:-

KITCHEN/DINING/LIVING ROOM: Tastefully divided into three distinct components, initially comprising the kitchen with a range of base units set with integrated appliances including a Neff electric hob with extractor over, dishwasher, dual butler sinks inset with mixer tap over, dual Neff ovens and integrated fridge and freezer. The kitchen is complimented by a central island with bespoke stainless-steel wrap around counter top and integrated storage under with seating for the breakfast bar. Open plan to the:-

DINING AREA: With ample space for formal dining and entertaining as well as bi-fold doors leading to the rear terrace which further flows opening to the:-

LIVING AREA: Well equipped to suit a number of uses but currently set up as a snug suitable for informal entertaining.

UTILITY/BOOT ROOM: Fitted with purpose made Quartz worksurfaces inset with sink and drainer and mixer tap over. In addition, there is a Baridi wine chiller and integrated storage for additional white goods including a washer and dryer. This is complimented by a bespoke fitted storage unit and a personnel door leading to the side terrace.

The kitchen flows opening to the:-

SITTING ROOM: A wonderful vaulted room with dual aspect floor to ceiling sliding doors providing exceptional views of the landscaped rear garden and also inset with a log burning stove and eye level windows to the front aspect. Open plan arrangement leading to the:-

Inner Hall: A tasteful addition to the main property with floor to ceiling windows to front and rear aspect capable of being used as an individual room.

STUDY: A versatile space capable of fulfilling a number of uses currently a study.

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BEDROOM 3: A spacious and light double bedroom fitted with a feature log burning stove and with a separate living area if so desired. The bedroom has a hotel suite style feel with access to the:-

ENSUITE SHOWER ROOM: With white suite comprising WC, hand wash basin with storage under, corner shower and chrome heated towel rail.

BEDROOM 4: A substantial double bedroom with floor to ceiling windows overlooking the front and also housing the airing cupboard with access to:-

ENSUITE SHOWER ROOM: With white suite comprising WC, hand wash basin, corner shower and chrome heated towel rail.

CLOAKROOM: With white suite comprising WC, hand wash basin and chrome heated towel rail.

First floor

GALLERIED LANDING: A beautiful vaulted space with a wealth of exposed oak beams and floor to ceiling windows to the side elevation overlooking the central courtyard and access to the two principal bedrooms.

BEDROOM 1: A wonderful vaulted suite with exposed beams and a wealth of integrated storage and exceptional views of the surrounding farmland afforded by floor to ceiling windows overlooking the rear elevation.

DRESSING ROOM: With fitted storage space and a seating area for hair and makeup etc. Door to:-

EN SUITE BATHROOM: With white suite comprising WC, hand wash basin, walk-in shower, panel bath with shower attachment over and chrome heated towel rail.

BEDROOM 2: A superb bedroom, equally capable of being used as the master suite with a beautiful vaulted layout, exposed oak beams and space for storage. The bedroom is finished with a Juliet balcony overlooking the courtyard and floor to ceiling windows to the front elevation which enjoys a pretty outlook over mature trees and manicured lawns. Door to:-

ENSUITE BATHROOM: With white suite comprising WC, hand wash basin, shower with glass sliding door, panel bath with mixer tap over and chrome heated towel rail.

Outside

The property enjoys a particularly versatile arrangement with access initially coming from Cross Green via a track before arriving at an electric 5-bar gate which provides access to Old Hall Green Farm Barn via a gravel driveway, flanked by formal lawns before arriving at the front elevation of the barn and the parking area. Adjacent to the barn there is a:-

TRIPLE BAY GARAGE: With 3 electric roller shutter doors to the front and windows to the rear and a personnel door leading to the:-

WORKSHOP: Accessible from the garage, fitted with water, electricity and a further external door. Subject to the relevant permission this could be used as a self-contained ANNEXE but currently is used as a workshop and gym.

To the rear of the property is a beautiful formal lawn interspersed by various specimen trees and shrubs as well as a manmade pond. A terrace abuts the rear of the property which spans the length of the accommodation and wraps around the side of the property to join up with the kitchen/breakfast/living area making for seamless Alfresco dining and entertaining.

In all about 2 acres.

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

LOCAL AUTHORITY: Babergh District Council: 0300 1234000.
Council Tax Band: G - £3,421.43 – 2023/2024

BROADBAND SPEED: Up to 42 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, O2 and Vodafone (source Ofcom).

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WHAT3WORDS: ///confetti.apprehend.youths.

EPC RATING: Awaiting report.

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.



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Approximate Area = 3839 sq ft / 356.6 sq m

Outbuilding = 956 sq ft / 88.8 sq m

Garage = 576 sq ft / 53.6 sq m

Total = 5371 sq ft / 499 sq m

For identification only - Not to scale





