



**24 Stoney Lane,
Barrow, Suffolk.**

**DAVID
BURR**



24 STONEY LANE, BARROW, BURY ST. EDMUNDS, SUFFOLK. IP29 5DD

Barrow is a picturesque village located six miles west of the Historic market town of Bury St Edmunds and within easy travelling distance of the commuter links onto the A14 with Cambridge lying only 25 miles away. The thriving village boasts many traditional amenities including a village hall, doctors' surgery, primary school, village store, public house, post office and village green. Bury St Edmunds offers further extensive facilities including schools, colleges, shops and restaurants and commuter rail link to London Liverpool Street station.

This charming semi-detached cottage has been sympathetically enlarged and now provides spacious versatile accommodation that would suite a range of different lifestyles. The property has retained much of the original character (fireplaces, exposed brickwork, floorboards, etc) yet offers practical accommodation well suited for modern living. Further benefits include the **off-road parking**, charming cottage garden and useful studio/cabin.

A charming semi-detached cottage offering versatile accommodation within one of Suffolks most highly regarded villages.

ENTRANCE HALL: Staircase off and multi-paned glass door opening to:-

SITTING ROOM: A charming room with a wall of exposed brick that incorporates an open fireplace with inset log burning stove on a quarry tiled hearth and display shelving to side.

DINING/LIVING ROOM: An exceptional addition at the rear of the house taking full advantage of the views over the garden and with double doors providing access. Multi-fuel stove on a brick hearth. This particularly versatile room also provides access to the front garden.

KITCHEN: Fitted with a range of matching units and worktops incorporating a single drainer sink unit with vegetable drainer and mixer tap over. Plumbing for dishwasher and space/point for electric oven.

UTILITY/CLOAKROOM: Finished with a pine floor running throughout. Plumbing for washing machine and high-level WC with wash hand basin.

First Floor

LANDING: Access to loft storage space and doors to:-

BEDROOM 1: With a high ceiling, built-in wardrobes and a wall of exposed brick with inset Victorian fireplace.

SHOWER ROOM: Large shower cubicle, WC and wash hand basin.

BEDROOM 2: A charming room with a wall of exposed brick and flint.

BEDROOM 3: Overlooking the rear garden. Built-in wardrobe with hanging rail.

BEDROOM 4: Overlooking the rear garden.

BATHROOM: Bath with period style fittings and shower attachment. WC and wash hand basin.

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Outside

The garden is one of the most charming features of the cottage with its large central expanse of lawn bordered by established trees and colourful beds. **SHED.**

STUDIO/CABIN: A versatile space that has been utilised by the current owners as a studio, teenagers' room, occasional guest room, office, etc. High ceiling, light and power connected.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: B - £1,618.71 – 2024/25.

EPC RATING: D.

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

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

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WHAT3WORDS: ///cape.thumbnail.siblings.

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.



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

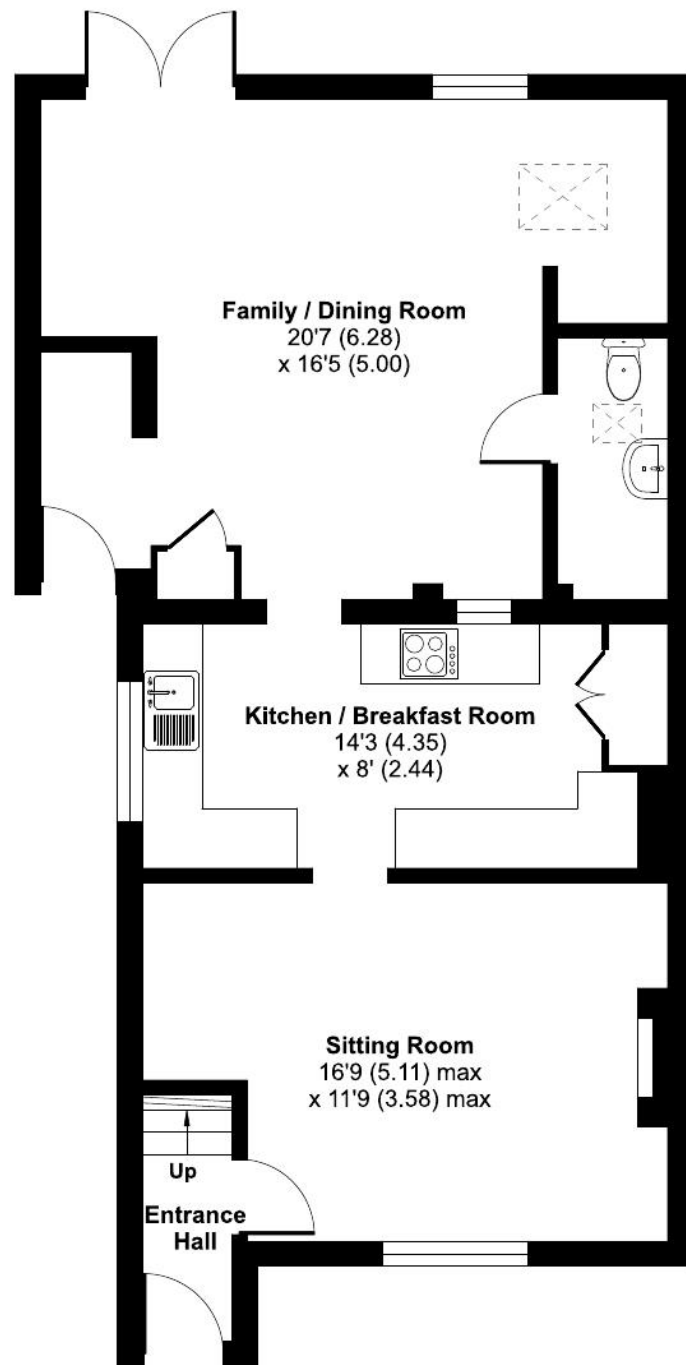
Stoney Lane, Barrow, Bury St. Edmunds, IP29

Approximate Area = 1277 sq ft / 118.6 sq m

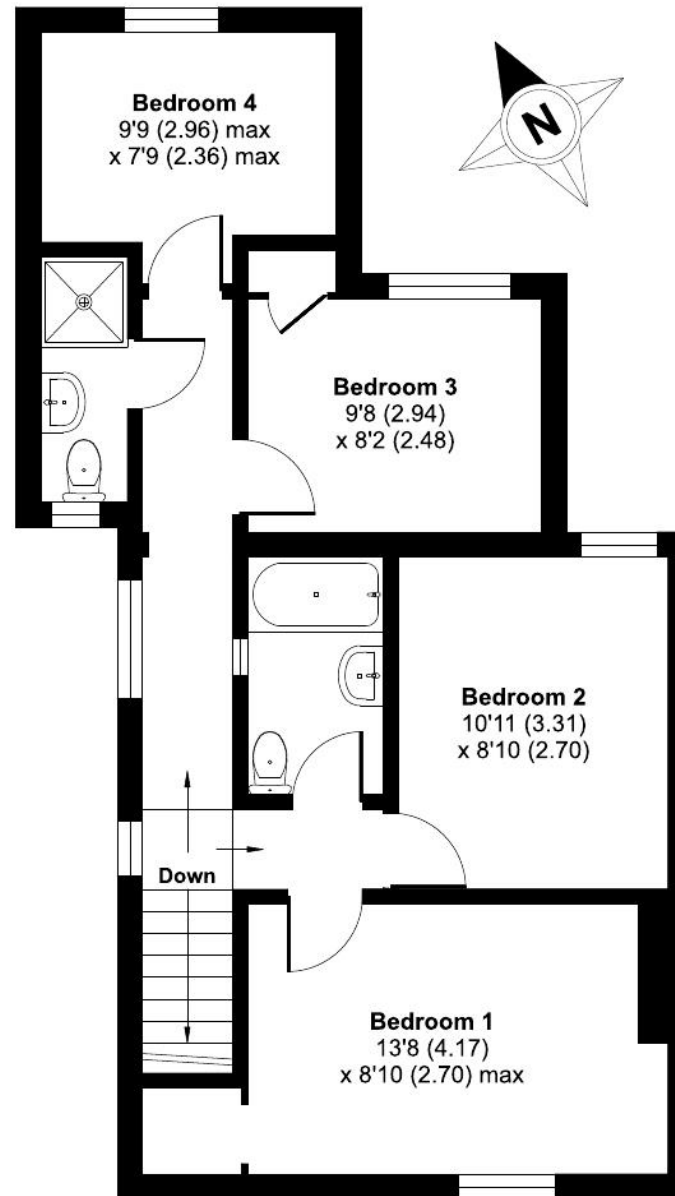
Outbuilding = 124 sq ft / 11.5 sq m

Total = 1401 sq ft / 130.1 sq m

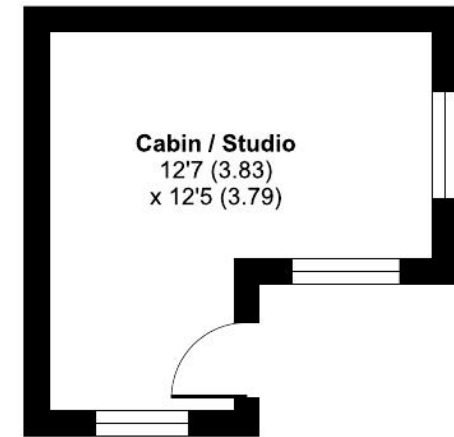
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

