



DAVID  
BURR  
FOR SALE  
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24 Stoney Lane,  
Barrow, Suffolk.







# 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. It is fair to suggest that the property requires a degree of updating/modernisation but nonetheless retains 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 requiring a degree of updating/modernisation and 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, 02 and Three – outdoors, likely (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:** ///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.



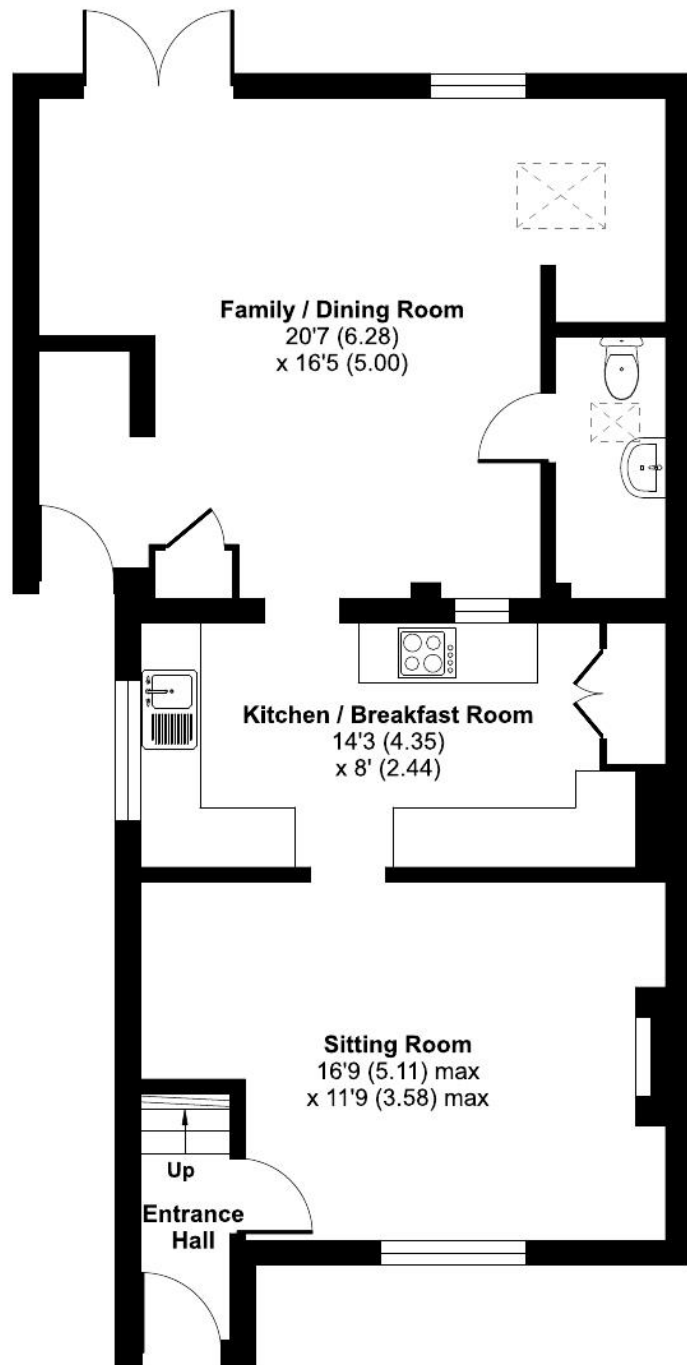
# Stoney Lane, Barrow, Bury St. Edmunds, IP29

Approximate Area = 1277 sq ft / 118.6 sq m

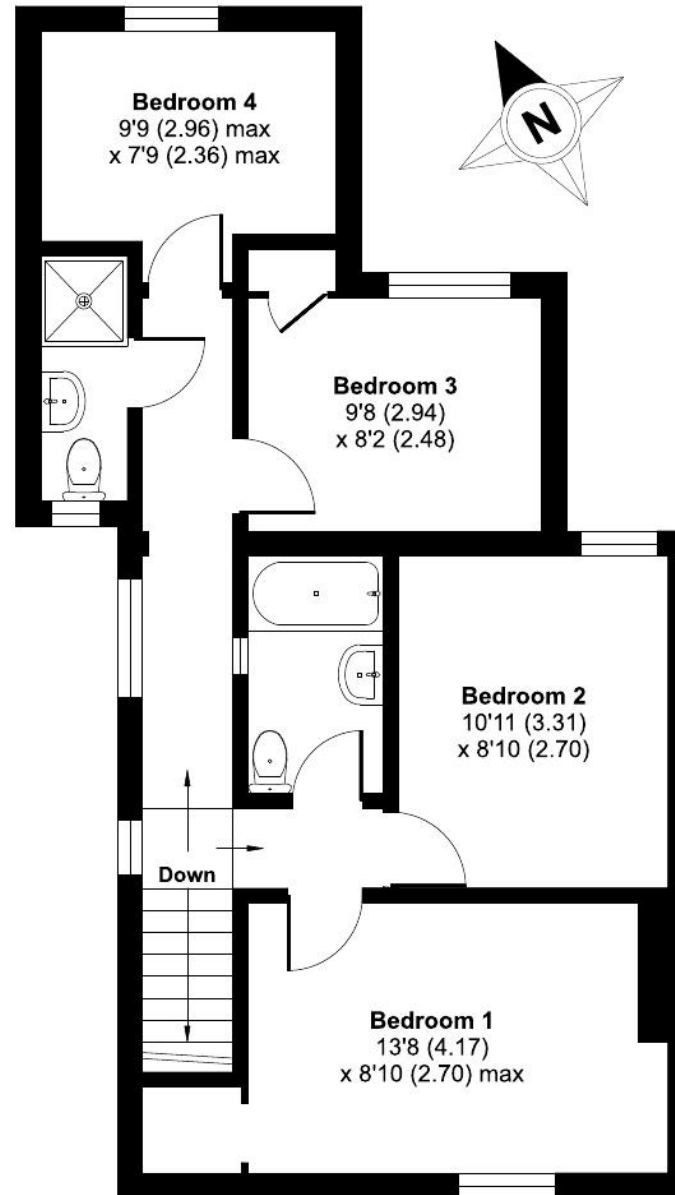
Outbuilding = 124 sq ft / 11.5 sq m

Total = 1401 sq ft / 130.1 sq m

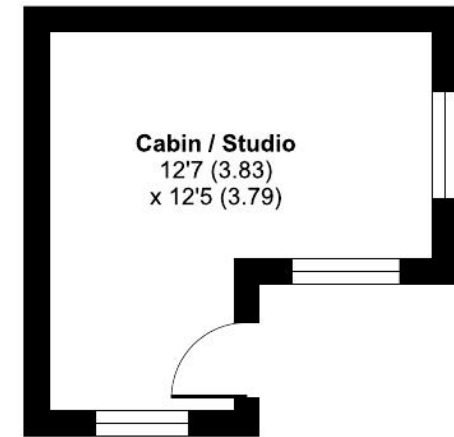
For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



**OUTBUILDING**



