



**Manor Barn,
Honington, Suffolk.**

DAVID
BURR



MANOR BARN, HONINGTON, BURY ST. EDMUNDS, SUFFOLK. IP31 1RB

Honington is a small village in Suffolk near to the Norfolk border with local amenities including village shop, takeaway, public house (presently closed) and primary school. The village is known for its RAF base RAF Honington (no longer flying activity). The village of Ixworth is only a few minutes' drive with a more comprehensive range of amenities including a doctor's surgery and garage. Honington is approximately 8 miles from the Cathedral town of Bury St Edmunds and 6 miles from Thetford the former providing extensive facilities and amenities to cater for all walks of life along with exceptional transport links.

This stunning Grade II Listed barn conversion offers exceptional character with 11ft high ceilings, exposed beams, flintwork, etc. and offers spacious, practical accommodation well suited to modern living. Further benefits include a double cart lodge, studio/office and generous grounds. **In all about 0.78 acres.**

An exceptional Grade II Listed barn conversion with large garden double cart lodge and charming countryside views.

ENTRANCE AREA: With oak wood flooring and cleverly designed to include an opening to the kitchen/dining/living room and:-

DRAWING ROOM: A stunning room with an 11ft high ceiling, exposed wall and ceiling beams and a light oak wood floor running throughout. A 7ft wide wall of glass provides lovely views over the grounds with paddocks and farmland beyond. Double doors open to terracing. Contemporary log burning stove on a slate hearth. Open studwork to:-

STUDY: 17'8" x 5'2". With a feeling of space created by the open studwork that links to the drawing room and including 3 slim casement windows providing views over the garden and paddocks beyond.

KITCHEN/DINING/LIVING ROOM: An exceptional space with the same 11ft high beamed ceiling running throughout and complemented by exposed studwork and light oak wood flooring. Large storage cupboard and doors to both front (closed) and rear gardens. The kitchen area has been fitted with an extensive range of matching modern units and Granite worktops that incorporate a single drainer sink unit with mixer tap over. Deep pan drawers, integrated dishwasher, space for American style fridge/freezer, space for gas/electric range with fitted extractor hood over.

UTILITY ROOM: A useful room with fitted shelving, tiled floor, storage cupboards and worktop with inset stainless steel sink unit and mixer tap over.

CLOAKROOM: Fitted WC and wash hand basin.

BEDROOM 1: With an 11ft high ceiling and a 10ft high wall of glass including handmade wooden shutters. Exposed beams and a charming wall of exposed brick and flint. Built-in double wardrobes.

ENSUITE: Fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

First Floor

LANDING: Shelved linen cupboard and doors to:-

BEDROOM 2: Enjoying stunning far reaching field views.

ENSUITE: Fully tiled shower cubicle, WC and wash hand basin.

BEDROOM 3: Exposed brickwork and high ceiling.

BEDROOM 4: Built-in wardrobe.

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FAMILY BATHROOM: Bath with shower attachment over, WC and wash hand basin.

STUDIO: A versatile space with a high ceiling, exposed beams and an oakwood floor running throughout. Currently utilised as an office but offering potential for a variety of uses.

Outside

A five-bar gate opens to a large sweeping gravel driveway which provides ample **OFF-ROAD PARKING** for several vehicles and in turn leads to:-

DOUBLE CARTLODGE: With light and power connected.

The rear garden is one of the property's most attractive features, generous in size with well placed terraces taking full advantage of the afternoon/evening sun. There are cleverly landscaped areas complemented by large open expanses of lawn interspersed with established trees and shrubs. The garden abuts a paddock with farmland beyond. External lighting and water are connected.

In all about 0.78 acres.

AGENTS NOTES

We understand that the property is within a conservation area and located on an unadopted road.

SERVICES: Main water, electricity and drainage 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: F.

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

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoors, likely (source Ofcom).

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WHAT3WORDS: ///trial.rejoin.screen.

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

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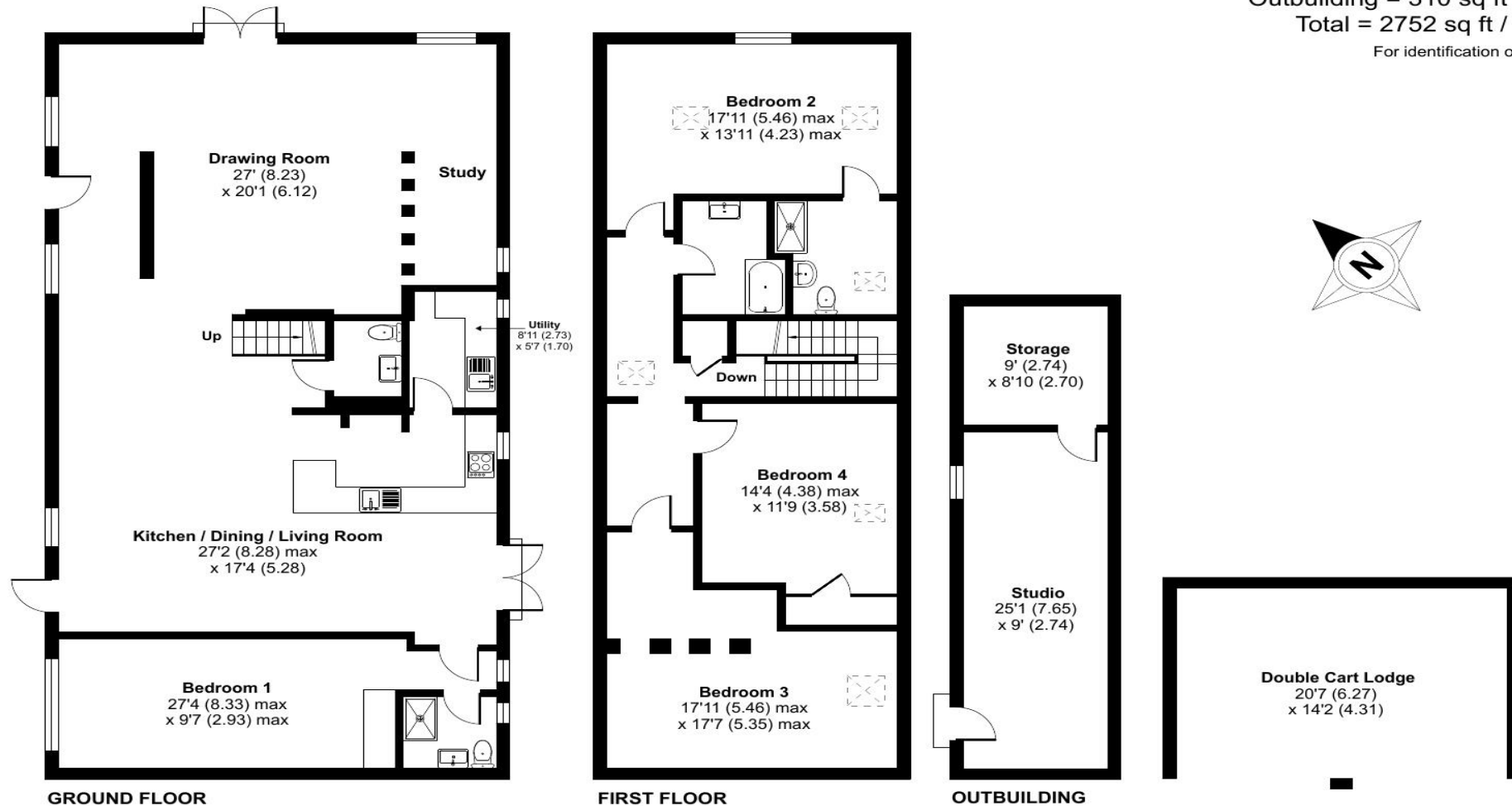
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Approximate Area = 2442 sq ft / 226.8 sq m (excludes carport)

Outbuilding = 310 sq ft / 28.7 sq m

Total = 2752 sq ft / 255.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2025. Produced for David Burr Ltd. REF: 1283064

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