



Cherry Tree Barn, Pentlow, CO10 7JT

**CHEFFINS**

# Cherry Tree Barn

Pentlow,  
CO10 7JT

A unique and rather special opportunity to acquire a substantial and impressive Grade II listed detached former Period barn, which has been sympathetically converted into a stunning and most stylish detached country residence of immense charm and character. Incorporating a wealth of attractive features, including exposed beams and timbers together with brick fireplaces. The property provides exceptionally versatile and well proportioned accommodations extending to approximately 3000 ft.<sup>2</sup>, including a potential self-contained wing/annexe on the ground floor. In addition, the property sits restfully within its own delightful mature gardens which extend to just over 2 acres, accessed via a long, private carriage style driveway, leading to a generous courtyard style parking/turning area and detached double garage.

5 3 3

Guide Price £1,200,000





## LOCATION

Cherry Tree Barn occupies an idyllic and tranquil setting, just off a no-through country lane, which leads to a farm (Bower Hall Farm) and three other properties located towards the end of the lane next to Bower Hall Farm. The property is situated in a stunning rural position towards the edge of the village of Pentlow and is surrounded by unspoilt farmland and countryside. It is just a short walk away from the enchanting village of Cavendish which is deservedly considered to be one of the prettiest villages in Suffolk, being centred around a picturesque village green with a fine parish church adjacent. With an impressive collection of timber frame and brick built properties. The village also benefits from a community village store, an historic inn and a primary school. The property is just a few miles away from the thriving and highly sought after town of Clare (about 3 miles) with its extensive range of local amenities. Further amenities can be found in the beautiful village of Long Melford with its historic green and traditional cottages (3 miles), Sudbury (6 miles) and Bury St Edmunds about 15 miles.

## COVERED PORCH

with exposed beams to either side, part glazed entrance door leading to:

## IMPRESSIVE RECEPTION/DINING HALL

with a feature high vaulted ceiling with exposed timbers and feature herringbone style brickwork with exposed timbers interspersed on three sides, spiral staircase leading to first floor gallery which is open to the full height of the barn with a wealth of exposed beams and timbers. Within the reception hall there is a feature red tiled floor, glazed windows to front and rear aspects, two radiators, stable door leading to rear courtyard and gardens and opening to:

## INNER HALL

with red tiled floor, radiator, herringbone style brickwork and exposed timbers, opening through to Inner Lobby and Kitchen and door off to ground floor bathroom.

**FURTHER OPENING FROM RECEPTION HALL** to:

## LIVING ROOM

with feature Inglenook style fireplace with a woodburning stove, stone tiled hearth, herringbone style brickwork and a wealth of exposed timbers, red tiled floor, sealed unit double glazed windows to triple aspect overlooking the front driveway and courtyard and gardens to side.

**FURTHER OPENING FROM RECEPTION HALL** to:

## MUSIC ROOM/LIBRARY

with two radiators, herringbone style brickwork and exposed timbers, full height glazed windows overlooking the rear terrace and gardens.

**FURTHER OPENING FROM RECEPTION HALL** leading through to:

## STUDY

with feature former Inglenook style fireplace which also houses an oil fired boiler and worktops/storage shelves, recess to side with further book and storage shelves, herringbone style brickwork with exposed beams and timbers, butler sink with fitted wooden worktops to either side with cupboards beneath and further shelves set into recess, red tiled floor and full height glazed windows overlooking the rear terrace and gardens.

## GROUND FLOOR BATHROOM

with a freestanding bath with mixer taps and shower attachment, vanity style unit with inset wash hand basin and drawer beneath, low level w.c., exposed timbers, tiled floor and glazed windows with frosted glass to front and side aspect, vertical wall mounted radiator/towel rail.

## INNER LOBBY

with feature full height glazed windows overlooking the courtyard style driveway to front and rear terrace and gardens, panelled door leading through to:

## KITCHEN/BREAKFAST ROOM

A bespoke kitchen with range of natural wooden units comprising an inset one and a half bowl sink unit with mixer taps and ceramic tiled splashbacks, fitted base units comprising work surfaces with cupboards and drawers below and further worktops with space beneath for appliances, Inglenook style fireplace recess with a Range style cooker with 5 point hob above and dual ovens beneath, attractive cast iron former bread oven door to side, ceramic tiled floor, fitted breakfast bar, two radiators, further fitted base unit comprising worktop with cupboards and drawers below, glazed door to covered walkway to the front of the building, glazed windows to side and a pair of full height glazed doors leading to the rear terrace and gardens, glazed door leading to:

## REAR HALL

with fitted coat hooks, and radiator, spiral staircase to first floor, full height glazed windows and door leading to covered walkway to front and a full height glazed door to side leading to the gardens, door to:

## CLOAKROOM

with low level w.c., wash hand basin, ceramic tiled floor, vertical wall mounted radiator/towel rail, glazed windows to side, door to:

## SELF-CONTAINED GROUND FLOOR ANNEXE

which comprises:

## KITCHENETTE/UTILITY ROOM

with stainless steel sink unit with mixer taps, cupboards below, wooden work surfaces to side with space beneath for appliances, range of fitted shelves and wall storage cupboards, further base units comprising worktop with cupboard beneath, space for upright fridge/freezer, ceramic tiled splashbacks, herringbone style brickwork and exposed timbers, door leading to shower room and further door leading to:

## BEDROOM/LIVING ROOM

with range of fitted wardrobes, natural wood style flooring, further built-in shelved storage cupboard and glazed windows to front aspect overlooking the front courtyard and gardens.

## SHOWER ROOM

with a large walk-in tiled shower cubicle area with wall mounted shower unit and glazed shower screen, pedestal wash hand basin, built-in broom/storage cupboard, vertical wall mounted radiator/towel rail, ceramic tiled floor.

## ON THE FIRST FLOOR

## GALLERIED STYLE LANDING

which overlooks the main reception hall and is accessed via a spiral staircase and there is a wrought iron balustrade and a wealth of exposed beams and timbers, glazed windows to front aspect overlooking the front courtyard parking area and driveway. Door to:

**DOOR OFF GALLERIED LANDING** to:

## BEDROOM 2

with radiator, natural wooden floorboards, built-in eaves storage cupboard, long glazed screen overlooking the reception hall and galleried style landing, glazed windows to side aspect with part views of the gardens and door to:

## ENSUITE SHOWER ROOM

with fitted shower cubicle and wall mounted shower unit, sliding glazed doors, vanity style unit with wash hand basin and cupboard below, low level w.c., vertical wall mounted radiator/towel rail, exposed timbers, glazed window to side aspect.

## BEDROOM 3

with high semi-vaulted ceiling with a wealth of exposed timbers, glazed screen overlooking the galleried landing and reception hall, herringbone style brickwork with exposed timbers interspersed and large built-in eaves storage cupboard, high level glazed windows overlooking gardens and surrounding countryside.

**SPIRAL STAIRCASE FROM REAR REAR HALL** which leads up to:

## GALLERIED STYLE LANDING/READING AREA

with radiator, high semi-vaulted ceiling with exposed timbers, large glazed skylight style window to side aspect, fitted storage

cupboards and further fitted book and storage shelves with a central shelved cupboard.

## BEDROOM 4

with feature exposed wooden floorboards, exposed timbers, built-in eaves storage cupboard and glazed windows to side aspect with countryside views, radiator.

## BEDROOM 1

with part high semi-vaulted ceiling with a high level triangular shaped glazed window and further glazed rooflight to side aspect, radiator, built-in eaves storage cupboards.

## OUTSIDE

There is a long sweeping carriage driveway which leads to a large courtyard style shinglestone parking and turning area, adjacent to which is a timber constructed DETACHED DOUBLE GARAGE with light and power and two pairs of wood panelled doors to front aspect and alarm. To the outside rear of the property there is an EV charging point. A storage shed which includes the main filter tanks connected to the borehole water system. Within the courtyard area to front there is also a large raised brick circular border and a fine mature walnut tree. Immediately to the front of the property there is a mature wisteria and rose bush and there is a covered walkway with exposed beams and a vine.

To the side of the property there is a further courtyard style area with a log store and an external boiler which is set into a covered timber construction also a semi shrub covered pergola, and a 5-bar gate which leads to the side lane.

Immediately to the rear of the property there is an area for bin storage and a covered lean-to area which also houses the oil storage tank, external tap to side. Immediately to the side and rear of the property there is a further pebblestone area and closeby there is a brick base wooden greenhouse with traditional features.

The delightful grounds which are located mostly to either side and rear of the property are principally laid to lawn with very well stocked borders and numerous mature trees around. The gardens are bordered by farmland and also include vegetable beds and a large secluded paved terrace which is located immediately to the rear of the property itself. In all the grounds extend to just over 2 acres.

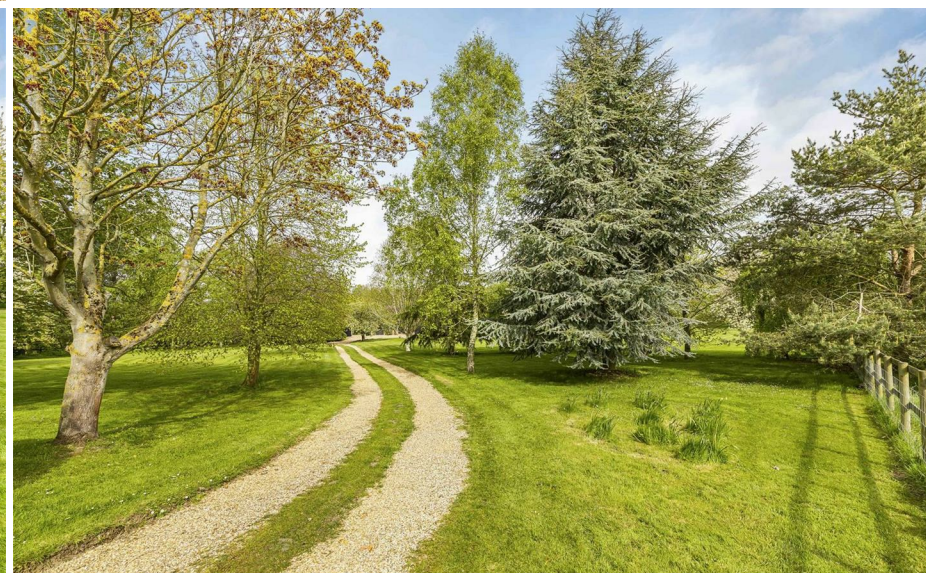
## AGENTS NOTES













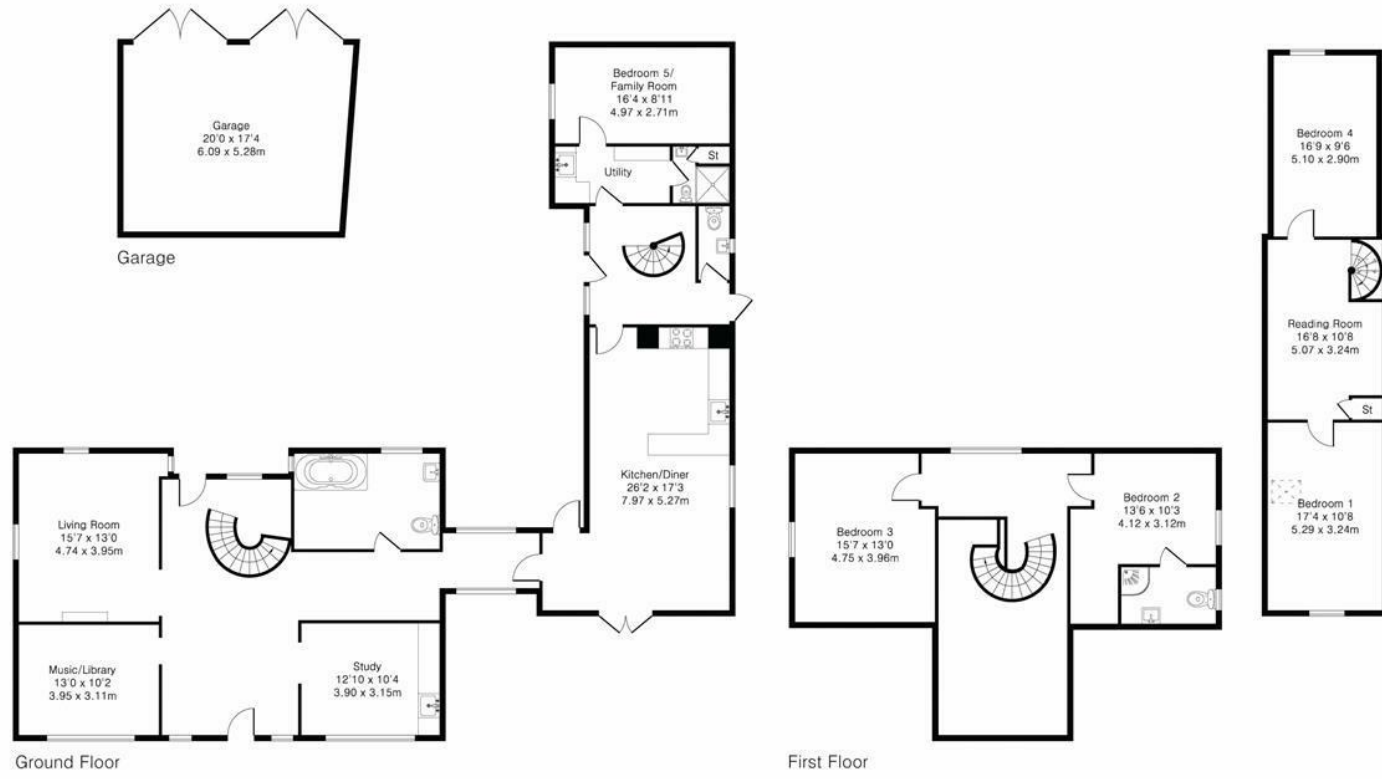


Guide Price £1,200,000  
Tenure - Freehold  
Council Tax Band - F  
Local Authority - Braintree





Approximate Gross Internal Area 3040 sq ft – 283 sq m  
Ground Floor Area 1781 sq ft – 166 sq m  
First Floor Area 1259 sq ft – 117 sq m  
Garage Area 356 sq ft – 33 sq m





Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA  
01223 214214 | [cambridge@cheffins.co.uk](mailto:cambridge@cheffins.co.uk) | [cheffins.co.uk](http://cheffins.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.