



Arch Farm Barn Woolpit Road  
Bury St. Edmunds, IP31 3LX  
Offers In The Region Of £725,000

**shires**  
residential

A detached barn conversion extending to over 2000 sq ft situated in a rural position with many original features including an excellent snug with wood burning stove and two further reception rooms. There are also five bedrooms, 4 x double and 1 x single, 3 bathroom/shower rooms with roll top bath to the main bathroom and a kitchen/breakfast room, utility room and cloakroom. The property has views over fields to the front and viewing is highly recommended.

**Part Glazed Stable Style Door opening to:**

**Entrance Hall**

with double cupboard with space for washing machine and tumble dryer, opening to:

**Sitting Room**

An excellent dual aspect room with picture window and door to rear garden, stairs to first floor, door to:

**Inner Hall**

with exposed timbers large storage cupboard, door to Dining Room and door to:

**Cloakroom**

with white suite of low level wc, wash hand basin

**Dining Room**

with recessed lighting and an open plan arrangement to the Kitchen and door to:

**Snug**

This is a cosy room with exposed studwork and brick work and a wood burning stove standing in a brick hearth and surround.

**Kitchen**

with a range of Shaker style units fitted to three sides, with wood work surfaces and space for Range style oven with hob and extractor above, door to:

**Utility Room**

a good size room with space for a number of appliances and stable style door to garden

**On The First Floor**

**Semi Galleried Landing**

opening to a central landing with window giving field views to the front

**Bedroom One**

with recessed lighting and windows to front and side and door to:

**En Suite**

with low level wc, wash hand basin and oversized shower cubicle

**Bedroom Two**

A double bedroom with window to the rear

**Bedroom Three**

a double bedroom with views to the side and rear



**Bedroom Four**

a double bedroom with interesting picture style window to the front

**Bedroom Five**

A compact Study/Nursery Bedroom currently used as a Dressing Room

**Family Bathroom**

with white suite comprising roll top bath, wash basin and low level wc, partly panelled walls and views to rear

**Shower Room**

with over sized shower and a contemporary wash basin

**Outside**

The property is approached via a right of way over an unmade track. To the front of the property is off road parking and a variety of shrubs and plants. Shingle pathway to the side of the property leads to a five bar gate giving access to the rear garden. This is presented for ease of maintenance with paved areas and shingle and a variety of shrubs and plants. The oil tank is hidden behind fence screening. There is also a storage area and a second five bar gate leads back to the track

**Norton:**

Norton lies about seven miles to the east of Bury St. Edmunds with its excellent range of shops, schools and leisure amenities. The village has a Primary School and Pre School, a well regarded Public House, a Garage/Service Station with attached Shop and a Village Hall with playing field and park. Norton is about 2½ miles equidistant from the larger villages of Thurston and Elmswell, both with railway stations. The A14 Ipswich to Cambridge dual carriageway is also about 2½ miles to the south and provides good access to the East Coast, the Midlands and London via the M11.

**Local Authority & Council Tax Band:**

Mid Suffolk District Council. Council Tax Band TBC

**Services:**

Mains services are connected including water, electricity and drainage. Oil Fired Central Heating.

**Tenure:**

For sale FREEHOLD with vacant possession upon completion.

**Viewings:**

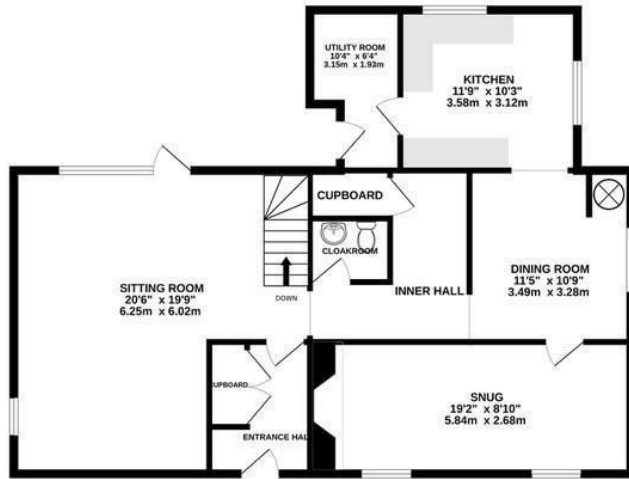
By appointment with the Sole agents Marshall Buck Ltd.

**Anti-Money Laundering Regulations**

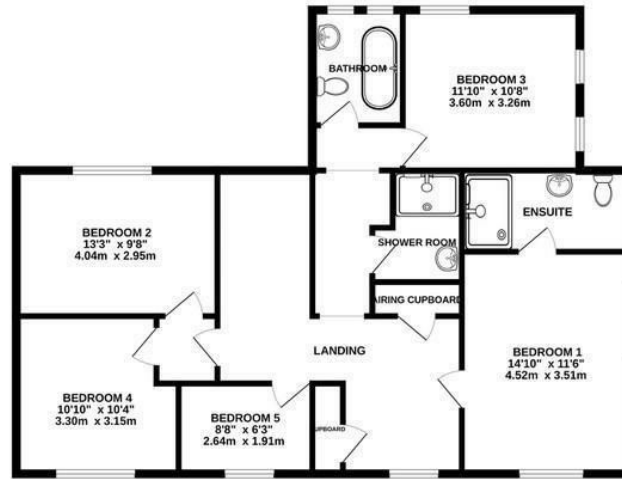
We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.



GROUND FLOOR  
996 sq.ft. (92.6 sq.m.) approx.



1ST FLOOR  
1024 sq.ft. (95.1 sq.m.) approx.



TOTAL FLOOR AREA : 2020 sq.ft. (187.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	