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CHELFORD BARN, STOWMARKET

£1,000,000

Nestled within its own substantial plot on the edge of Stowmarket and overlooking the Suffolk countryside, this detached barn conversion is the home you have been searching for, with all of the mod cons you would expect in a modern home.

The current owner has significantly improved the property by adding the southerly sitting room, upgraded the heating, replacing all the windows & external doors with high quality engineered frames, 30mm double glazing & monkey tail ironwork, and fitting a beautiful new kitchen and downstairs bathroom.

STEPHEN RIVETT



From the entrance you approach the property via a sweeping driveway, past the triple garage with Gym/Home office over and topped with solar panels, the imposing building sits at the rear of the plot overlooking its substantial garden.

On entering the property via the part vaulted hallway with full height glazing to the front and back, letting natural light flood in, you will see the spacious dining room on one side and the sitting room on the other. Surrounded by beams and period features this really is such a welcoming and versatile space.



01449 701150



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The modern and fully fitted kitchen is a dream for those looking to chat with their guests gathered around the the log burner stove or relaxing in the adjacent vaulted sitting room. this room has bi-fold doors as well as pitch height glazing offering fantastic views across the garden and surrounding countryside.

At the other end of this home on the ground floor we have three further bedrooms (one currently used as an office as well as a family bathroom with a boutique style walk in shower with rainforest shower head and feature lighting.

STEPHEN RIVETT



Upstairs is the galleried landing leading to two sizeable bedrooms with beams and vaulted ceilings, each with their own en-suite!

Outside there is a substantial courtyard area, accessed via either the utility room or the vaulted entrance hall door. A space ideal for entertaining and relaxing with a covered pergola and gated access to the gardens that wrap around this home.

Or, if you might want to relax on the patio accessed via the bi-fold living room doors then you enjoy a glass of something nice as you watch the sun set over the fields!



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The triple garage has three sets of double opening doors, power and light supplied as well as a staircase leading up to the Gym or perhaps you need a larger home office, either way this space is ideal.

In 2011 the current owner fitted a 4kW photovoltaic array on the garage roof, this benefits from the original Government Feed In Tariff which currently stands at £0.7438 kW/h. This tariff is transferrable and will run at this rate until December 2036. October 2023 – October 2024 generated 2712 kW/h with payments of £2,017.

STEPHEN RIVETT



The property is located on the southern edge of Stowmarket ensuring the feeling of being in the country but within easy reach of the town centre, railway station (with its direct train to London Liverpool Street within 1 hr 15 minutes as well as great connections to both Cambridge and Norwich), leisure centre and within a short drive of the A14 giving you access to the whole of East Anglia. A footpath into Stowmarket can be found opposite the entrance to the driveway.

At one end of Combs Lane a 10-minute walk away is the Shepherd & Dog public house and the excellent Lakehouse Café. At the other end a short drive away is Combs Ford Doctors Surgery, a large CO-OP and Pharmacy.



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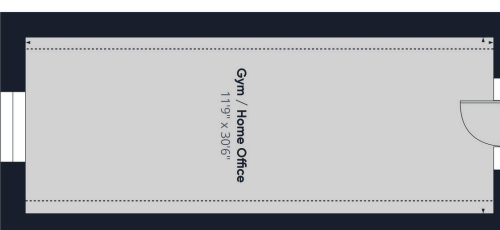
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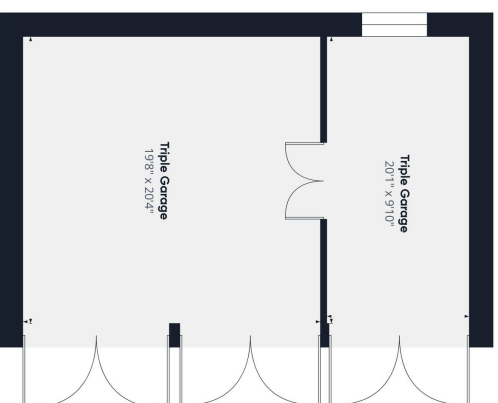
Stowmarket's central location within Suffolk makes it an ideal base for exploring the wider region.

With excellent transport links, visitors can easily venture out to nearby attractions, such as the historic town of Bury St. Edmunds, the enchanting coastal towns of Aldeburgh and Southwold, or the tranquil beauty of the Norfolk Broads.

STEPHEN RIVETT



Floor 1 Building 2



Floor 2 Building 2

Approximate total floor area:
380.19 sq ft
Revised workspace:
57.73 sq ft

(1) Excluding balconies and/or
terraces
Revised workspace:
57.73 sq ft

Measurements are given for internal areas only. All measurements are taken from the finished floor level. Calculations are rounded to the nearest square foot.

04/01/2020

Approximate total area:
624.72 sq ft

(1) Excluding balconies and terraces

Measurements are given for internal areas only. All measurements are taken from the finished floor level. Calculations are rounded to the nearest square foot.

04/01/2020

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		84
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

STEPHEN RIVETT



Finborough School is around 2 miles, as is Stowmarket Golf club with both 9- and 18-hole courses.

Access to infinite country walks are on the doorstep with a footpath along Combs Lane taking you over the fields to Combs village, across Stowmarket golf course or further afield all the way to Needham Market or Northfield Wood and on to Haughley.



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