



oakheart

£950,000

Offers In The Region Of
Mill Lane, Stowmarket

Oakheart are proud to represent this impressive and versatile barn conversion that offers circa 2.2 acres of established grounds, double detached garaging, an annexe and impeccable living accommodation throughout!

Positioned in a tranquil part of Suffolk on the edge of Creeting St Peter & Stowmarket sits this enviable black clad residence that is a statement home with a wealth of salient features. The current owners have spared no expense, with a keen eye for detail when improving their already beautiful home. One of many impressive features would include the bespoke fitted blinds that form the end

gable of the drawing room and the atrium windows in the vestibule. Controlled via a Mobile App these electric blinds can be programmed to work at sunset and sunrise. They have been sympathetically fitted between exposed timbers to capture the character of the building but modernise its functionality. Further modernised features include; Underfloor heating throughout the ground floor, solar panels, an electric vehicle charging point, double remote control electric gates to the driveway, hot tub (by way of separate negotiation), water softener and a filtration pump that maintains the ponds cleanliness and water height to prevent overflowing.

Entrance to the property is gained via a walk way between the garages to a generous open patio courtyard that overlooks the pond. The main entrance is a set of double anthracite doors into a vaulted vestibule with a "bridge" like landing above, the open plan kitchen/entertaining area on the left and a the office and snug to the right. This impressive entry reveals a wealth of open plan space with an enviable fitted kitchen that is separated from the dining area by a considerable breakfast bar finished with a marble surface. The engineered timber flooring in the main entrance and dining area transitions to a solid stone in the kitchen which continues through to the laundry room and ground floor cloakroom.







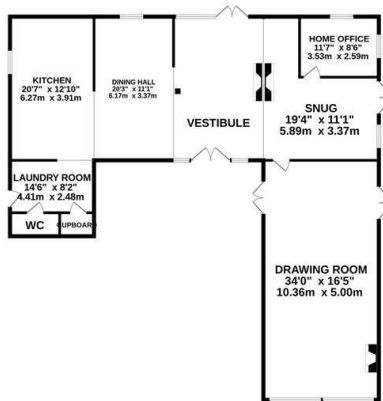


Local Authority:
Mid Suffolk

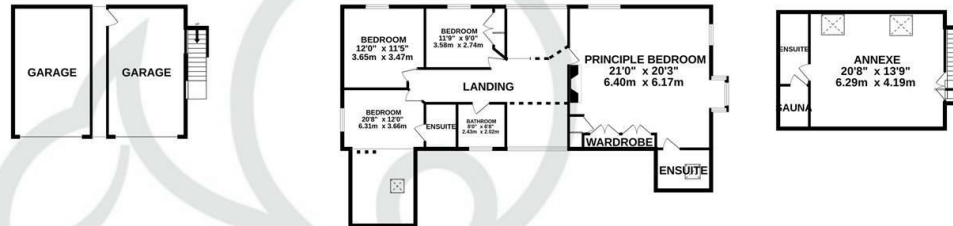
Tenure:
Freehold

Council Tax Band:
G

GROUND FLOOR
2300 sq.ft. (213.7 sq.m.) approx.



1ST FLOOR
1722 sq.ft. (160.0 sq.m.) approx.



TOTAL FLOOR AREA : 4023 sq.ft. (373.7 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		88
(81-91) B	77	
(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	

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