



**Bowbeck, Bardwell**

**Sheridans**







# Bowbeck, Bardwell IP31 1BA

Guide Price £750,000

A superb single storey barn conversion situated in a small rural hamlet, close to the well-regarded villages of Bardwell and Ixworth.

Situated just one mile from the village centre amongst similar farm-building conversions, The Dairy is a superb conversion cleverly incorporating the original fabric and features, yet coupled with more contemporary open-plan living, with beautifully presented and uniquely all-on-one level accommodation which extends to around 2,700 sq ft.

The property offers deceptively substantial accommodation formed within the heavily vaulted timber frame, with many exposed brick-and-flint walls. It is versatile in its arrangement, and suits those looking for something individual at a single-storey level.

The accommodation comprises the main reception hall, which is a stunning vaulted entrance with large coat cupboard, and exposed brick-and-flint walls and timbers, leading up to an open-plan dining hall with glazed double doors leading to the terrace, and opening further to a sitting room with red-brick inglenook fireplace with wood-burning stove, doors to the gardens and exposed brickwork, with an opening leading round to a study/gym with windows overlooking the raised beds. The kitchen is fitted with Shaker units with solid beech block worktops, Rangemaster oven and integrated appliances.

To the south is an inner hallway and bedroom wing which has doors leading to the front courtyard, a stunning vaulted principal bedroom with exposed timber frame, glazed doors to the front courtyard, a large upgraded en-suite wet room, as well as its own dressing room which was once used as a fifth bedroom.

The vaulted guest bedroom has doors to the main garden, exposed brickwork and timbers and its own en suite shower room, and the two further double bedrooms are served by the luxuriously appointed and recently remodelled family bathroom.

## Outside

The conversions are accessed via a tree-lined driveway, where The Dairy is approached over a shingle drive also serving the adjacent barn, which in turn leads to an adjoining double-bay cart lodge of brick, flint and timber construction underneath a pan-tiled roof, with power and light connected. The front courtyard gardens are accessed through twin wooden gates with traditional brick and flint piers, onto a large paved area offering a good deal of privacy and seclusion, with outside tap and lighting. This could indeed be utilised as a further parking area if required.

The rear garden is predominantly lawned and beautifully kept, with a paved terrace enclosed by a lovely red-brick wall, hedging and trees with a beautiful arch leading to raised beds & large garden shed. The garden has views over fields and trees beyond and a recently created terrace beneath a timber pergola, creates an ideal area for outdoor entertaining and al-fresco dining.

## Location

The Dairy occupies a delightful setting at the end of a tree lined driveway, standing amongst other high quality farm building conversions in this pleasant semi rural location. Bowbeck is a small hamlet of only a few properties and is situated approximately one mile from the villages of Bardwell and Coney Weston, both of which provide a good range of local amenities including village stores, primary school, village inns and parish church. Bowbeck is located approximately eleven miles to the north east of the historic market town of Bury St Edmunds which provides an excellent range of schooling, shopping, cultural and recreational facilities. The market town of Diss (approximately ten miles distant), provides a good range of facilities and has a main line rail link to London Liverpool Street Station.

## Directions

From Bury St Edmunds, proceed north-east on the A143 towards the market town of Diss, going through the village of Great Barton and around the Ixworth bypass, turning left at the second roundabout onto the A1088. Take the next right, signposted Bardwell, and proceed through the village along low street and continuing into quaker lane, continuing past The Dun Cow public house on the left and then the Grumpy Goat cafe bar and restaurant on the

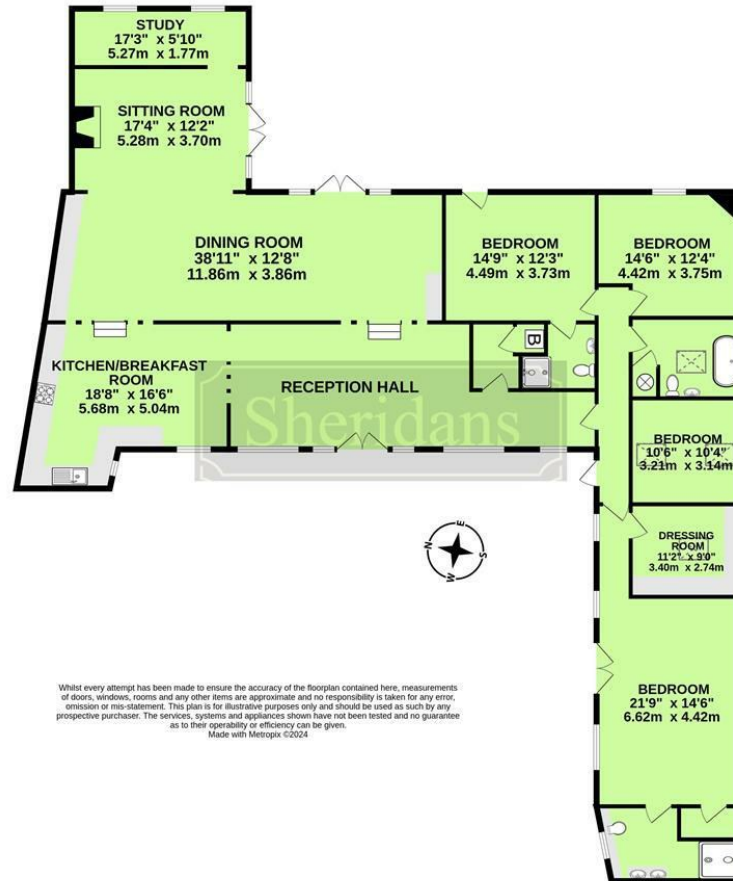
- Huge vaulted reception hall
- Kitchen breakfast room
- Sitting room with Inglenook style fireplace and stove
- Enormous dining/family room
- Study
- Principal bedroom, new en-suite, dressing room/bedroom 5
- 4 bedrooms, 2 en-suite showers, family bathroom
- Large front courtyard, double bay cartlodge garaging
- Private enclosed rear gardens
- No onward chain

right. Continue along Spring Road bearing right at the triangle and at the next crossroads proceed straight over towards Coney Weston, whereupon a tree-lined drive will be found almost immediately on the right-hand side. Turn down this driveway and continue straight, whereupon The Dairy will be found.

## Services

Mains water and electricity. Oil-fired heating (underfloor heating to kitchen, reception, living areas and bathrooms). Radiators in the bedrooms. Private drainage via a community Klargestert treatment plant. Council tax band G. EPC Rating: D.





These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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