



**Church Road, Barningham**

**Sheridans**



# Church Road, Barningham IP31 1DD

Guide Price £595,000

A substantial Grade II Listed house enjoying a prominent setting near the church in the heart of the village.

Understood to date back to at least the 16th century and built of timber frame construction, with rendered elevations beneath a stunning thatched roof (re-ridged 2023), Evergreen Hall is a striking home providing a substantial level of well-proportioned accommodation complemented by private part-walled grounds enjoying church views in the centre of the pretty village of Barningham.

The house has been restored and lovingly maintained by the current owners for over 45 years and thankfully displays a wealth of original features including a wonderful heavy timber frame (including mullion windows), huge Inglenook and Tudor fireplaces and fine oak ledge and brace internal doors and of particular note (as referred to on the Grade II listing), 'An ingenious use of a curved timber split' to make two matching tie-beams provides adequate upper headroom.

Benefitting from oil fired radiator central heating, the accommodation which extends to almost 3000 sqft currently in brief comprises of an entrance porch with original oak plank door leading to the sitting room, creating a wonderful area of great first impression displaying the exposed timber frame, huge Inglenook fireplace and re-laid brick floor. This stunning dual aspect reception has a door to the staircase off to first floor and a pair of bespoke oak French doors open to the large conservatory/garden room. The dining room is an ideal room for entertaining leading through to the kitchen fitted with a range of hand-built units with polished oak

worktops and door to rear. To the north side of the house is the delightful snug, again another beautiful timbered room with fine red brick fireplace and door leading to the separate utility, shower room and garaging.

On the first floor is the particularly spacious landing with the unique curved beams, large window to front and stairs off to the attic bedrooms (including under eaves storage). The dual aspect principal bedroom has a fine Tudor fireplace and 'Ovalo' mullion window and the two remaining bedrooms are served (like the main bedroom) by the family bathroom.

### Outside

The house is approached along a shingle driveway providing plenty of vehicle parking, turning space and access to the adjoining double garaging with internal staircase to a useful attic space above. The gardens are a particular feature being stocked with an abundance of flowering plants, shrubs and mature trees. To the front are lawned gardens with herb and vegetable beds and to the rear, the part-walled and fully enclosed gardens, provide the occupants with a good degree of privacy, particularly during the summer months. A timber shed and wood store provide useful storage and a large paved terrace, creates an ideal area for outdoor entertaining and al-fresco dining. The gardens in all extend to approximately .29 of an acre (s.t.s).

### Location

Evergreen Hall enjoys a delightful setting in the heart of the village with views towards the church. The popular village of Barningham, provides a good range of local facilities which include local village shop and post office, primary school, church, public house and is situated approximately 12 miles to the North-East of Bury St

- Historic Grade II Listed house in the heart of Barningham
- Wealth of original features
- Well-stocked gardens with church views
- First time on the market in over 45 years, no onward chain
- Thatched roof re-ridged 2023
- Three beautiful, heavily timbered reception rooms
- Large 33ft conservatory/garden room
- Plenty of parking and garaging
- Three first floor bedrooms, bathroom, two attic bedrooms
- Arguably one of the prettiest houses in the village

Edmunds with its excellent range of everyday facilities this historic market town has to offer.

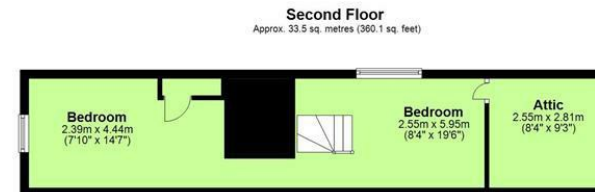
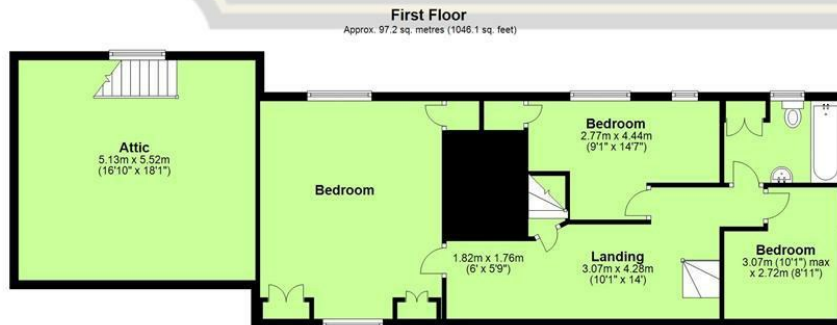
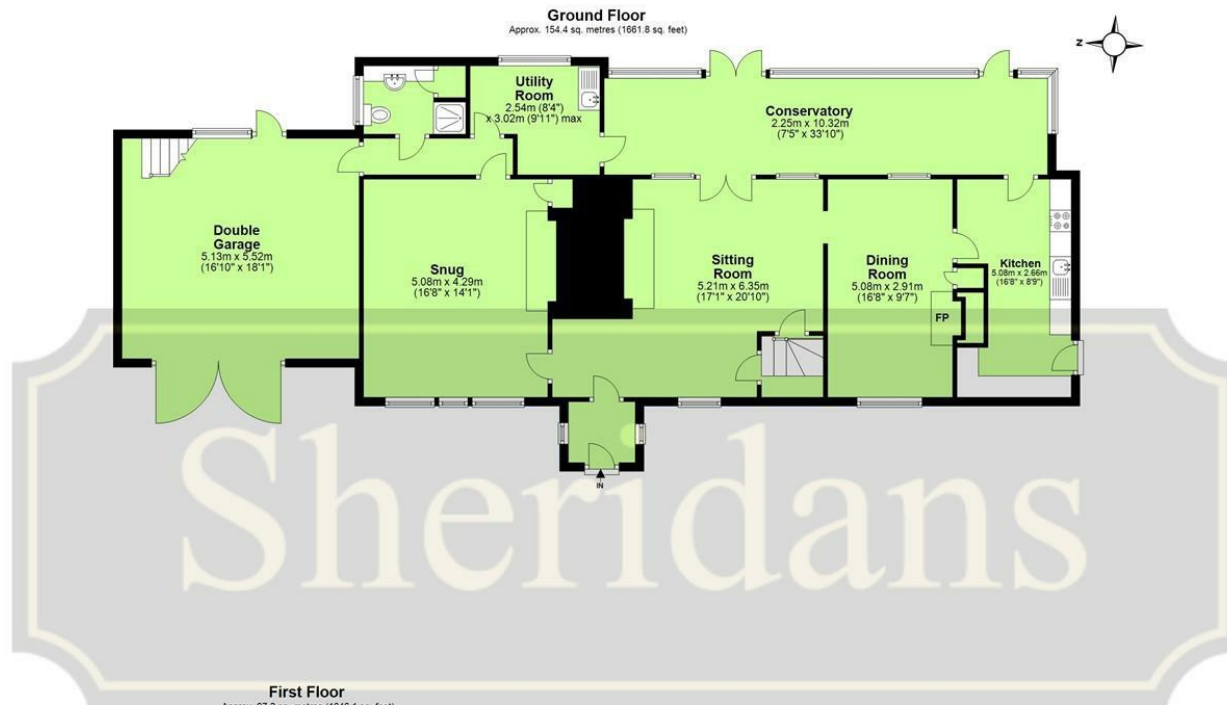
### Directions

When entering the village from the direction of Stanton along the B1111, turn left at the crossroads and the house will be found a short distance further on the right-hand side.

### Services

Mains electricity, water and drainage. Oil fired radiator central heating. Council Tax Band F. Grade II Listed.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

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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