



Lithgo Paddock, The Coppice, Great Barton

Sheridans



# Lithgo Paddock, The Coppice, Great Barton IP31 2TX

Guide Price £795,000

An outstanding detached four bedroomed house enjoying an exclusive setting within the popular village of Great Barton.

This wonderful family home was built to a high standard about 35 years ago and successfully incorporates an original timber frame barn moved from Cambridgeshire to Great Barton and reconstructed and converted to form a beautiful home. Today, the house provides particularly spacious accommodation with well-proportioned rooms, displaying a wealth of features including exposed timbers, oak flooring and Suffolk ledge and brace internal doors whilst possessing a light and airy atmosphere and complemented by delightful private gardens and a wonderful setting within this sought after village with a thriving local community spirit.

Benefitting from gas fired central heating and double glazing, the accommodation currently in brief comprises of a spacious reception hall, creating an area of great first impression with stairs off to first floor and door to the cloakroom. The triple aspect study/family room enjoys views of the front gardens and the large triple aspect sitting room has oak flooring, a fine period style fireplace with woodburner and French doors to the outdoor entertaining area and gardens.

The open plan 'live in' kitchen/dining room, is ideal for entertaining and includes a more recently fitted kitchen, providing plenty of drawer and cupboard space beneath quartz preparation surfaces complemented by built-in appliances and space for American style fridge/freezer. The dining area has bespoke fitted bench style seating and French doors to the rear gardens. A separate utility

completes the ground floor accommodation.

On the first floor a long landing with exposed timbers leads to the four bedrooms and bathrooms. The splendid triple aspect and heavily timbered principal bedroom has two fitted wardrobe cupboards and en-suite shower. The three remaining bedrooms (one with en-suite cloakroom) are served by the upgraded family bathroom.

## Outside

The house is approached through a five bar gate opening to a shingle driveway providing extensive vehicle parking, turning space and access to the double garaging. The front gardens are laid to lawn with side access leading to the rear gardens, which provide the occupants with an excellent degree of privacy. To the side of the house and enjoying a southerly aspect, is a large porcelain paved terrace, creating a wonderful outdoor area for entertaining leading to the garden studio/home office with sheltered dining and hot tub area.

## Location

The house enjoys an exclusive tucked away setting within a short walk to the village centre. Great Barton is an extremely popular village with a thriving local community and provides an excellent range of local facilities including a well-regarded primary school, church, shop and village hall. The village is situated within only a few miles of Bury St Edmunds and the excellent range of everyday facilities this historic market town has to offer.

## Directions

From Bury St Edmunds proceed North-East on the A143 towards Diss. When entering Great Barton, turn left into Fornham Road. At

- Outstanding detached family home
- Exclusive location within popular village
- Private gardens ideal for entertaining
- Spacious accommodation
- Extensive vehicle parking, double garage
- Superb kitchen/dining room
- Study, utility, cloakroom
- Sitting room
- Principal bedroom with en-suite
- Three remaining bedrooms, en-suite cloakroom, family bathroom

the sharp left-hand bend turn right into Livermere Road, follow the road and turn right into The Coppice, where the turning for Lithgo Paddock will be found further on the right-hand side.

## Services

All mains services are connected. Gas fired radiator central heating. Council Tax Band G. EPC Rating: C.





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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