



Gedding Road, Drinkstone

Sheridans



# Gedding Road, Drinkstone IP30 9TG

Guide Price £800,000

Outstanding barn conversion providing spacious and particularly flexible accommodation complemented by beautiful west facing gardens and a delightful semi rural setting. All in about half an acre.

Converted to a high standard in 2010 and built of timber and brick construction beneath a tiled and slate roof, this exceptional barn conversion, provides beautifully presented accommodation displaying a wealth of original features, complemented by flexible living with bedrooms on the ground and first floors. The accommodation offers spacious rooms with a light and airy feel, whilst extending to just over 2750sq-ft and currently in brief comprises of a partly vaulted reception hall with exposed studwork and red brick plinth. Door to cloakroom and part glazed panelling through to a study with extensively fitted with a range of book and display shelving. The sitting room is a substantial double-aspect room with opposite pairs of bi-fold doors to front and rear terrace and courtyard. There are exposed timbers and studwork, engineered oak floor and oak staircase to first floor.

Double doors through to the dining room which is an ideal space for entertaining with bi-fold doors to rear terrace and garden, opening though to the stunning partially vaulted kitchen breakfast room, with an extensive range of fitted wall and base kitchen units, with matching island with granite work surfaces and integrated appliances and door to garden. A separate utility room is situated off the kitchen and the ground floor accommodation is completed by two flexible double bedrooms served by a spacious bathroom.

### Accommodation continued

On the first floor a landing leads off the stylish oak staircase leading to two spacious bedrooms including the principal double aspect bedroom with stunning views and luxurious en-suite bathroom. The fourth bedroom is complemented by a further en-suite shower room and completes the first floor accommodation.



### Outside

To the front of the property is an enclosed courtyard, ample gravel parking and turning space giving access via a traditional sliding garage door to the large garage/workshop with door through to an adjoining useful store. Whilst the rear of the property is approached from the house or via a side access to a beautifully landscaped garden with a raised lawn, sandstone and gravel dry garden with well stocked flower borders, with steps up to a raised lawn, with a variety of maturing specimen shrubs and trees, including espalier apple and pears, vegetable garden and greenhouse. All in about half an acre.

### Location

The property enjoys a delightful setting on the outskirts of the village affording farmland and countryside views. The main village of Drinkstone has a thriving local community and is situated approximately 8 miles from the historic market town of Bury St Edmunds and a similar distance from Stowmarket, which has a mainline station to Liverpool Street. The A14 is about 3 miles away giving good access to the County town of Ipswich, the Port of Felixstowe and the A12, and in a westerly direction to Cambridge and London via the M11. Both Bury St Edmunds and Stowmarket have a wide range of shopping, leisure and recreational facilities, and local shops and doctors surgery are available in the neighbouring village of Woolpit.

### Directions

When entering Drinkstone from the direction of Beyton, turn right towards Gedding and the entrance leading to the property will be found further on the right just after Drinkstone Hall.

What3words: ///sweated.paces.slams

### Services

Services Mains water and electricity. LPG Gas heating. Shared private drainage (bio-digester). 3.9kw solar voltaic installation.



- Beautifully presented barn conversion in delightful semi rural setting
- Over 2750 sq-ft of particularly flexible accommodation
- Landscaped grounds of around half an acre
- Extensive vehicle parking, garaging/workshop
- Spacious sitting room
- Dining room
- Stunning kitchen breakfast room
- Utility, cloakroom
- Four bedrooms
- Family bathroom, en-suite shower, en-suite bathroom

Freehold - MID SUFFOLK – Council Tax Band E

Broadband speed: Up to 1000 mbps available (Source Ofcom)

Mobile phone signal for: EE, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk

COVENANTS state that there is to be one private dwelling per property. That no boats, caravans or commercial vehicles are to be parked at the front. If you have any other specific requirements, please enquire with Sheridans prior to viewing. Neighbours enjoy a right of way.



GROUND FLOOR

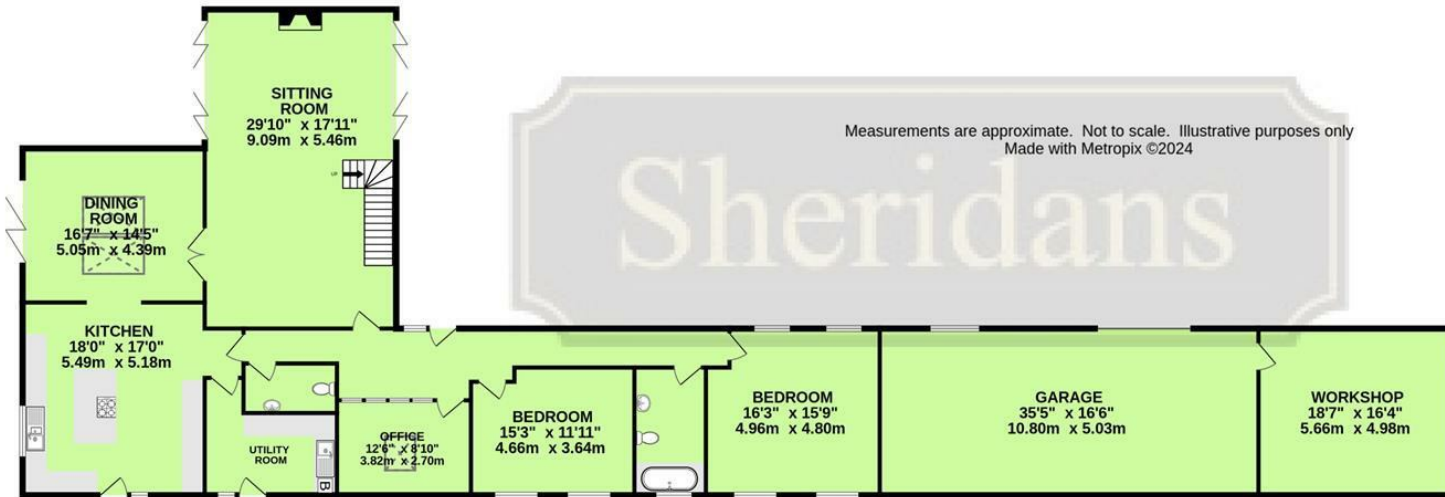


1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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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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