



Henbury House, Great Barton

Sheridans



Henbury House, Livermere Road, Great Barton, IP31 2QE

A beautifully crafted 3200 sqft house providing exceptional accommodation enjoying a secluded setting only a few miles from Bury St Edmunds. All in just over 3/4 of an acre.

Built by John Cutmore Builds in 2020 to an exceptionally high standard, this incredible family home provides particularly well proportioned accommodation displaying many outstanding features including polished concrete floors, under-floor heating to first and second floors, aluminium windows and doors, and stunning kitchen and bathrooms. The house enjoys a wonderfully secluded setting at the end of a long shared private drive and affords breath-taking views across open countryside, whilst situated only a few miles from the historic market town of Bury St Edmunds.

The immaculately presented accommodation currently in brief comprises an impressive bespoke aluminium entrance door with glazed side panels opening to the reception hall with a striking polished concrete floor, extensive built in cupboards and feature part glass staircase off to first floor and door to the cloakroom. Without doubt the most spectacular space within the house is the incredible "live in" kitchen/dining/family room with full glazing and large sliding glass doors to both sides creating a wonderfully light feel, with views across the grounds and countryside beyond. The polished concrete floor continues as a superb feature within this whole area and the stylish kitchen, has lovely clean lines, with an extensive range of units providing plenty of draw and cupboard space beneath quartz preparation surfaces and complemented by top quality Neff integrated appliances and central island with induction hob and extractor. At the far end of this excellent space is the full width media wall ideal for entertainment with built in shelving. The snug is an ideal reception for relaxing with large box window and feature fireplace and the large utility/laundry room and separate plant room, completes the ground floor accommodation.

On the first floor is a long landing leading to the five bedrooms including the marvellous principal bedroom with large windows providing exceptional panoramic countryside views. This stunning room is complemented by a luxurious en-suite with huge walk in shower with rain shower and a separate dressing room. The guest bedroom has a further en-suite and the family bathroom serves the remaining bedrooms, completing the first floor accommodation.

Garden & Grounds

The house is approached along a shared private drive leading to the front of the house, providing expansive amounts of vehicle parking, turning space and potential for garaging. The gardens are mainly laid to lawn with shrub and tree borders. A large porcelain terrace creates an ideal outdoor area for entertaining and al-fresco dining, whilst enjoying the incredible farmland and countryside views. All in just over 3/4 of an acre.

Setting

The house enjoys a wonderful secluded setting, in arguably one of the best locations within the village. 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, garage 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. Bury St Edmunds is one of Suffolk's finest market towns and offers educational, recreational and cultural amenities including the Cathedral and the Theatre Royal, along with extensive shopping and entertainment facilities.

Directions

From Bury St Edmunds proceed North-East on the A143 towards Diss. When entering Great Barton, proceed through the village and turn left into the B1166/Mill Road. Follow the road and turn right into Livermere Road where the driveway leading to the house will be found a short distance further on the left.

Services

Mains electricity and water are connected. Private BIO disc drainage. Remaining years of builders guarantee. Air source underfloor heating (on ground and first floors).

Council Tax: West Suffolk Band: G

Broadband speed: Up to 50 mbps available (Source Ofcom)

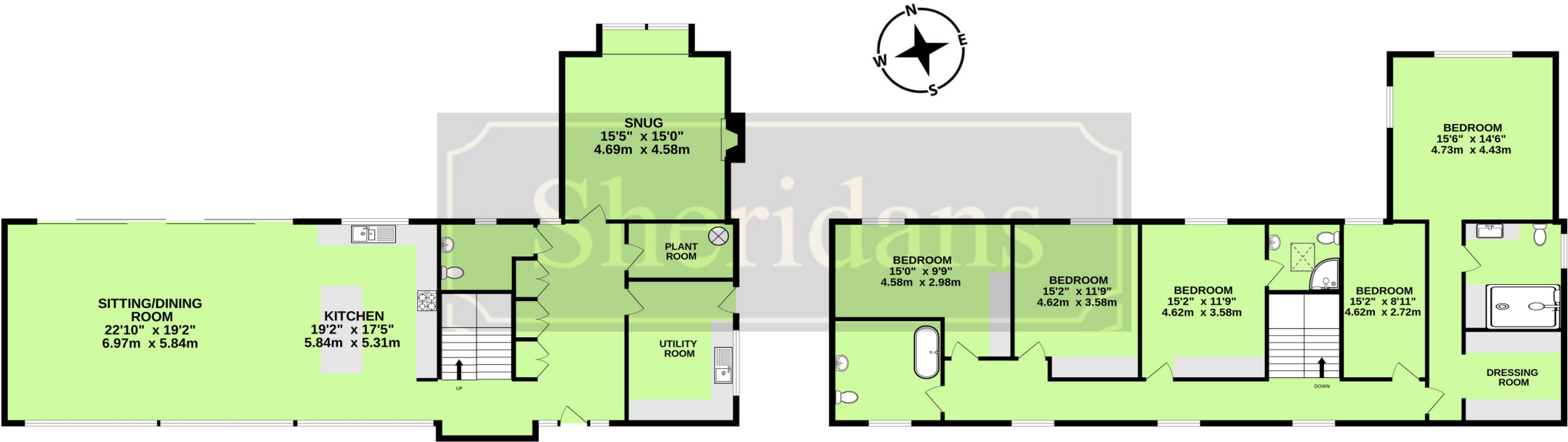
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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