



Woolpit Road, Norton

Sheridans



Woolpit Road, Norton IP31 3LX

Offers Over £625,000

A detached 5 bedroom barn conversion enjoying an incredible rural setting.

Understood to have been converted from a timber frame barn about 20 years ago, this splendid family home, provides spacious accommodation with a light and airy atmosphere, whilst retaining a wealth of original features throughout.

The property enjoys a delightful rural setting at the end of a long shared drive and the accommodation currently in brief comprises an entrance hall with built-in cupboards and door to a cloakroom. The spacious dual aspect sitting room includes a glass door to the rear gardens and stairs off to the first floor. The snug is a comfortable reception with wood-burner and two windows to front and the separate dining room is an ideal space for entertaining with oil fired boiler and window to side. The kitchen is fitted with a range of traditional style units providing plenty of draw and cupboard space beneath wooden worktops and has space for a range oven with over-mantle and windows to side and rear. A separate utility room with door to garden, completes the ground floor accommodation.

On the first floor there is a spacious landing with fitted cupboard, airing cupboard and window to front affording countryside views, leading to the five bedrooms including the generous principal with en-suite shower room. A

bathroom and shower room completes the first floor accommodation.

Outside

The property enjoys shared access down a long driveway leading to a driveway providing ample vehicle parking. Areas of gardens laid to lawn with mature shrubs are situated to the front of the property affording far reaching countryside views and gated access leads to the enclosed rear gardens designed with low maintenance in mind.

Location

The property enjoys a fantastic rural setting, surrounded by open countryside and farmland. Norton is a popular village with a thriving local community supported by an excellent range of local facilities which are within a short walk and include a well-regarded primary school, church, village hall, playing field, garage, shop and service station, together with popular local public house "The Dog". Excellent access is gained to the A14 Dual Carriageway, linking to Bury St Edmunds, Cambridge and London via the M11 Motorway. The nearby town of Stowmarket has a main line rail link to London Liverpool Street Station.

Directions

When travelling along the A1088 towards Norton from the direction of Woolpit, proceed under the bridge and the long shared private driveway leading to the barn will be found on the left hand side. <https://what3words.com/spoke.heave.schooling>

- Detached barn conversion in amazing rural setting
- Panoramic countryside and farmland views
- Many original features
- Parking for up to 4 cars
- Enclosed gardens
- Three reception rooms
- Kitchen, utility, cloakroom
- Principal bedroom with en-suite
- Four bedrooms
- Bathroom, shower room

Services

Mains electricity. Private water and drainage. Heating - Oil fired heating.

Council Tax: Mid Suffolk Band: E.

Broadband speed: Up to 6 mbps available (Source Ofcom)

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

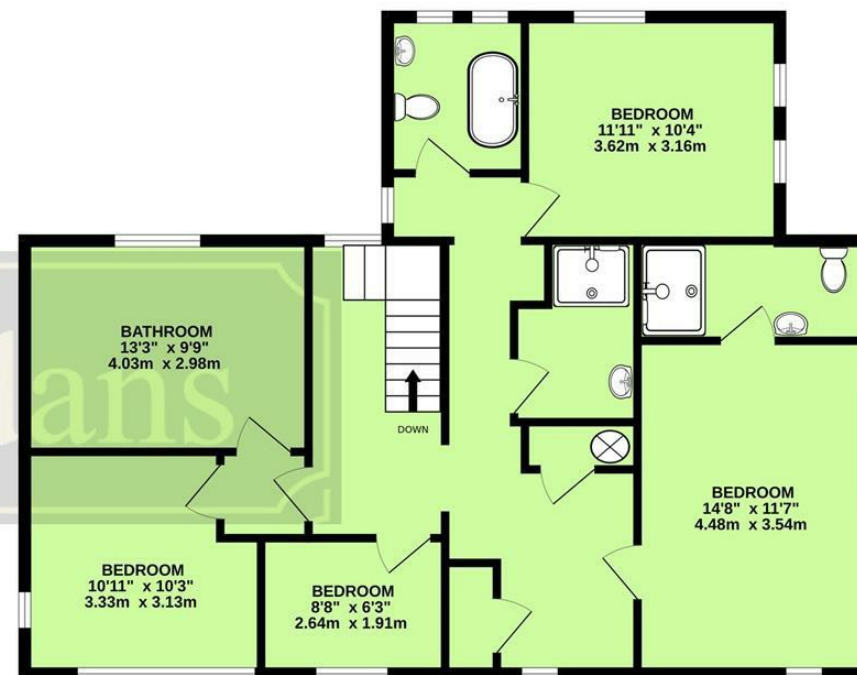
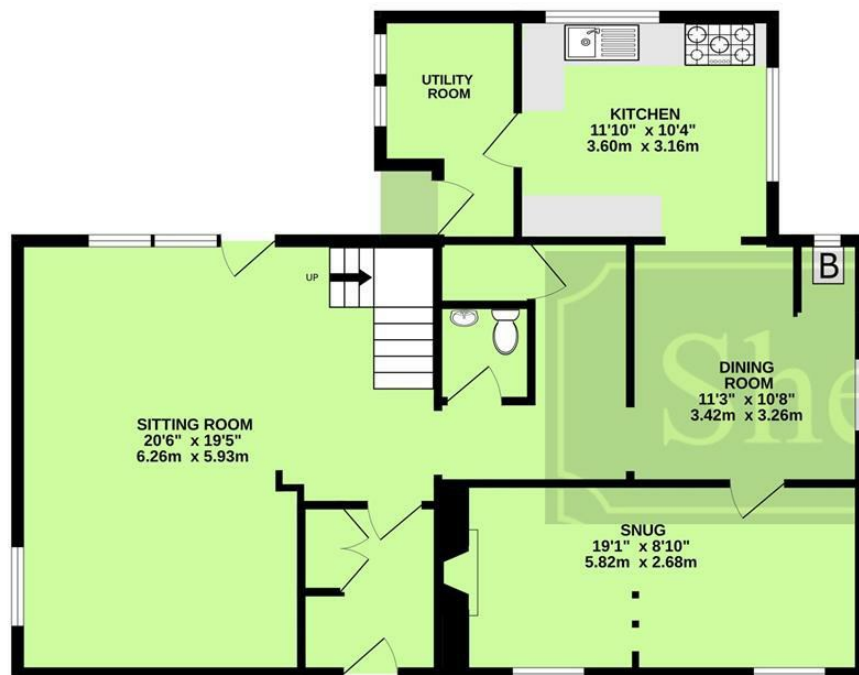
Flood Risk: Surface water - Low risk. Rivers & the sea - Very low risk.

EPC Rating: TBC



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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