



Hall Lane, Risby

Sheridans



Hall Lane, Risby IP28 6RS

Guide Price £495,000

Brand new three bedroomed contemporary barn conversion providing luxuriously appointed accommodation situated along a quiet lane within the sought after village of Risby

Built to a an extremely high standard of finish, these outstanding brand new barn conversions with stylish metal clad elevations with metal anthracite guttering and down pipes, provide stunning accommodation with features including Oak flooring to the whole of the ground floor with under floor heating. All windows by Secure By Design. LED down lights and pendants. Aluminium anthracite multi directional sliding doors in the dining room and kitchen area, Cat 6 data points. Kitchen, by Symphony, quartz work tops with Franke sink and mixer tap and quality integrated Bosch appliances.

The accommodation in brief comprises of an entrance hall with a striking oak and glass staircase off to first floor, door to the separate utility with fitted units and window to front. The spacious cloakroom has a WC and wash basin and the plant room with heating tank and controls for under floor heating etc is located under the stairs. The stunning dual aspect open plan L shaped "live in" kitchen/sitting/dining room, is an amazing space with glass doors to rear and part with incredible ceiling height and large sky light flooding the area with light.

The stylish oak and glass staircase leads to the first floor landing offering views to the kitchen below and large glass doors and windows overlooking the rear gardens. The principal bedroom has a long feature window to rear enjoying the southerly aspect and door leading to the stylish en-suite shower. The two remaining bedrooms are served by the family bathroom, completing the first

floor accommodation. Other features include, Aluminium radiators to the whole of the first floor, tall towel rails in the bathrooms. Merlyn shower enclosures, separate bath, Roca basin unit, all with Roca taps and pop up waste. Tiled floor and wall coverings with brushed tile trim. All other floors are carpeted

Outside

The barns are approached along a tarmac driveway leading to a block pave diamond cut edge driveway, providing off road vehicle parking. To the front of each barn is a useful shed/bike store and communal landscaping including newly planted trees. To the rear are enclosed south facing gardens with terrace creating an ideal area for outdoor entertaining and al-fresco dining. Outside tap. Electric Vehicle Charge point, 7.4Kw smart charger with mobile device application. Low level outside lights, up and down lighter with PIR function

Location

The properties occupy a delightful setting set back from a small lane enjoying countryside views to the front and south facing gardens at the rear. Risby is a very pretty and thriving village with a range of local amenities including a well-regarded primary school and Brookes private school, antiques centre and garden nursery, excellent village hall, public house and parish church. Risby is situated four miles to the West of Bury St Edmunds, which is well-served by shops, schools, cinema's a theatre and cathedral. There is easy access to the A14 dual carriageway, linking to Newmarket, Cambridge and London via the M11 Motorway.

Directions

From the village green in the centre of the village, proceed along School Road and turn left into Hall Lane, where the barns will be

- Stylish brand new barn conversions in highly regarded village location
- Contemporary features, south facing gardens, vehicle parking
- Stunning interior including "live in" kitchen/dining/sitting room
- High standard of finish, carpets, oak and tiled flooring with under floor heating (ground floor)
- Quality bathrooms and sanitaryware
- Integrated kitchen appliances
- Air source heating, 10 year build warranty
- Principal bedroom with en-suite
- Two bedrooms, family bathroom
- Utility, cloakroom

found further on the left-hand side.

<https://what3words.com/spoke.heave.schooling>

Services

Mains electricity and water. Heating - Air source heating.

Council Tax: West Suffolk Band: D

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

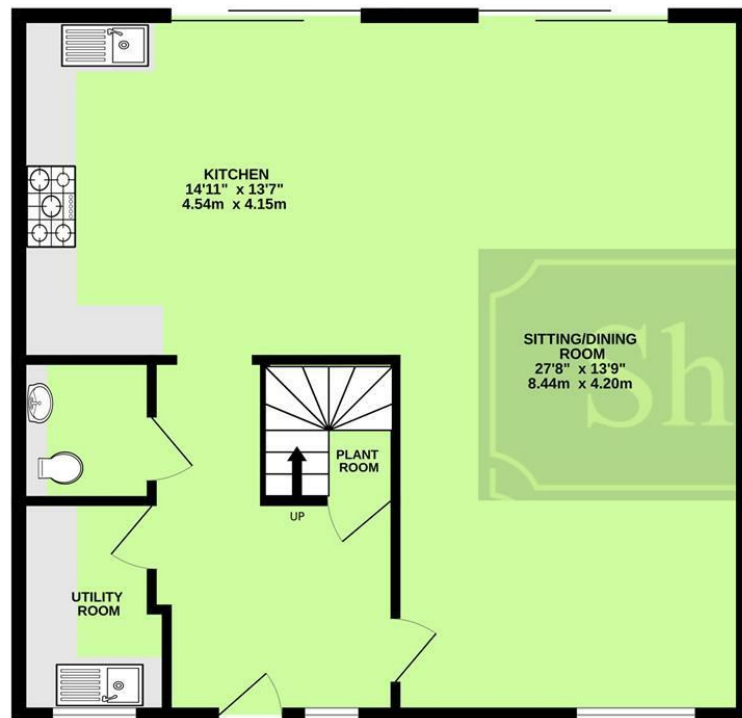
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom) - TBC

Flood Risk: Very Low Risk

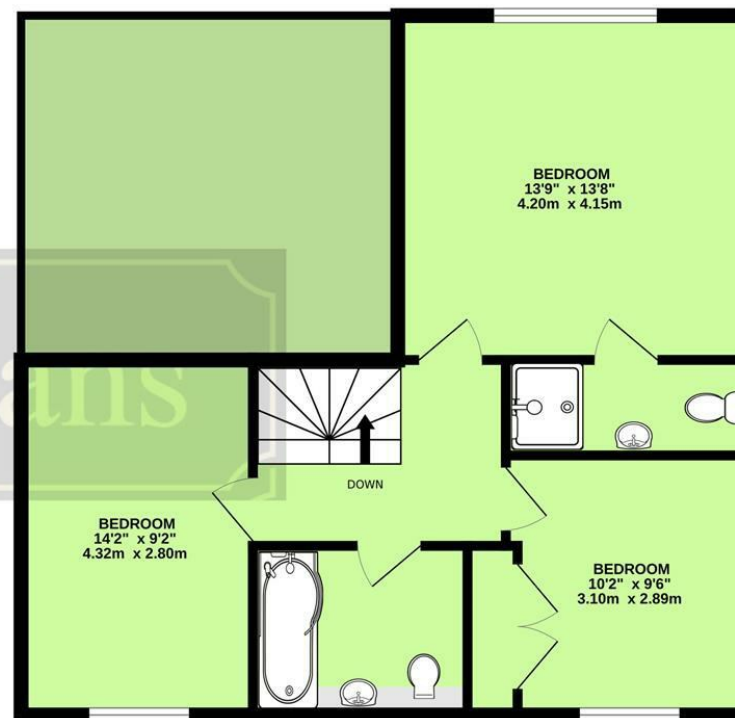
EPC Rating: C



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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