



Station Road, Bacton, Stowmarket

Sheridans



Station Road, Bacton, Stowmarket IP14 4NH

Guide Price £600,000

A unique 4 bedroom barn conversion providing spacious accommodation with well proportioned rooms and private gardens.

Understood to have been built in the early 19th century as a barn and adjoining Oast House and converted approximately 20 years ago, this splendid barn conversion provides a surprising level of well presented accommodation possessing a bright and airy atmosphere, whilst displaying many features including impressive vaulted ceilings with exposed timbers, ledge and brace internal doors, feature arched windows and red brick fireplace with wood burner. The barn enjoys a delightful setting standing within established gardens offering a good degree of privacy.

Benefitting from oil fired radiator central heating and offered with no onward chain, the accommodation currently in brief comprises an entrance hall with full height glazing to front and stairs off to the first floor and opening to the spacious and well equipped dual aspect kitchen/dining room, fitted with an extensive range of modern units providing plenty of drawer and cupboard space beneath preparation surfaces complemented by built in appliances, under floor heating, staircase to first floor and French doors to the rear gardens. A separate utility room is a useful space with pressurised water cylinder, boiler and sink. The sitting room is an ideal reception for relaxing and entertaining with many exposed beams, fireplace and French doors to rear gardens. The ground floor accommodation is completed by a versatile further reception room/bedroom 4 and a shower room.

Two staircases lead to the first floor accommodation comprising three large double bedrooms all of which are complemented by

vaulted ceilings with exposed timbers and en-suite bathrooms. The principal bedroom is a splendid room within the original former Oast House displaying a wonderfully high ceiling and feature arched windows overlooking the gardens and open countryside.

Outside

The barn enjoys access down a private driveway providing off road vehicle parking, turning space and access to the garage. The south facing gardens are a charming feature being stocked with an abundance of flowering plants, shrubs and mature trees and hedgerow, whilst providing the occupants with an excellent degree of privacy.

Location

Bacton is a desirable and popular village providing an excellent range of local facilities including public house, church, village hall, playing field, building merchants and garden centre. The village is situated adjacent to the well served village of Bacton, with its well regarded primary school, garage, public house and excellent local shop. Excellent access is gained to the A14 dual carriageway linking the east coast ports, Bury St Edmunds, Newmarket, Cambridge and London via the M11 motorway. The nearby market town of Stowmarket provides a good range of local facilities and of particular note is the rail link to London's Liverpool Street station.

Directions

When entering Bacton from the direction of the village of Finningham, the driveway to the barn will be found on the right hand side.

3 What Words ///keep.salutes.shun

Services

- Splendid barn conversion retaining original features
- Charming private south facing gardens
- Versatile accommodation with well proportioned rooms
- Ample vehicle parking, garage
- Close to thriving village with excellent local facilities
- Sitting room with wood burner
- Kitchen /dining room
- Ground floor bedroom 4/reception, shower room, utility
- Three large first floor bedrooms all with en-suite bathroom
- High vaulted ceilings, exposed timbers, feature arched windows

Mains electricity, water and drainage. Oil fired radiator central heating, Electric underfloor heating in kitchen.

Council Tax: Mid Suffolk Band: E

Broadband speed: Up to 80 mbps available (Source Ofcom)

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

Flood Risk: No Risk



GROUND FLOOR
1263 sq.ft. (117.3 sq.m.) approx.



1ST FLOOR
869 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA : 2132 sq.ft. (198.1 sq.m.) approx.
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.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office

19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Knightsbridge London Office

45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Registered in England No. 04461290

VAT Number: 794 915 378



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