



**Coral's Barn**  
**Stratford St Mary, Essex**

**DAVID  
BURR**



# Coral's Barn, Stratford St Mary, Colchester, Essex, CO7 6NE

Stratford St Mary is the most southerly village in Suffolk, situated in the heart of the Dedham Vale. The charming period architecture provides a wealth of character and amenities include a village shop, petrol station, post office, public houses, primary school and parish church. The village is bypassed by the A12 which provides fast access to Ipswich 10 miles, Manningtree 7 miles and Colchester 7 miles, all providing commuter rail links to London's Liverpool Street Station.

This individual four-bedroom detached barn conversion property enjoys an outstanding setting at the foot of a private access lane, situated on the outskirts of the highly-regarded Suffolk village of Stratford St Mary, located within the Dedham Vale Area of Outstanding Natural Beauty. The property has been improved considerably by the current owners during their impressive tenure and is afforded with a wealth of individual charm, character and period features throughout including exposed timbers and studwork, Suffolk grey brick flooring and original doors with Suffolk latches. Located adjacent to a detached Victorian property, the property and its neighbour are the only two set amidst gardens, paddock and woodland. Further benefits to the property include off-street parking for two/three vehicles, gardens to rear and outstanding views over the surrounding landscape.

## **A four-bedroom (one en-suite) detached barn conversion located in the Dedham Vale Area of Outstanding Natural Beauty offering a wealth of period features and further benefitting from parking, gardens and impressive views.**

Door with panelled glazed surround to:

**ENTRANCE HALL:** 4.72m x 2.06m (15'6" x 6'9") With staircase off and steps down to inner hall with further door opening to:

**KITCHEN/BREAKFAST/SITTING ROOM:** 8.48m x 5.23m (27'10" x 17'2") **Sitting room:** Enjoying a wealth of individual period features with Suffolk grey brick flooring throughout, exposed timbers and studwork beneath a vaulted roofline and central wood burning stove. Enjoying an open plan aspect with the:

**Kitchen/breakfast room:** Fitted with a matching range of pine base and wall units with granite preparation surfaces over. Ceramic butler sink unit with filtered water tap and windows to side overlooking paddock land. Space for fridge/freezer, dishwasher, washing machine and dryer.

**BEDROOM 2:** 3.78m x 3.28m (12'5" x 10'9") With exposed timbers and studwork, set beneath a vaulted ceiling with window to side.

**BEDROOM 3:** 4.04m x 2.64m (13'3" x 8'8") With window to side.

**BEDROOM 4:** 3.91m x 2.62m (12'10" x 8'7") With window to side.

**FAMILY BATHROOM:** Fitted with WC, wash hand basin and free-standing roll top bath with separate shower attachment.

**SHOWER ROOM:** Fitted with WC, wash hand basin and 'showerwall panels' screened single shower unit with fitted attachment.

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## First floor

**MASTER BEDROOM:** 5.03m x 4.04m (16'6" x 13'3") Offering a wealth of character and period features with exposed beams and studwork, window to side and low levelled timbered recess to side.

**EN-SUITE BATHROOM:** Fitted with WC, wash hand basin and free-standing roll top bath with door to a linen cupboard housing the water tank with useful fitted shelving.

## Outside

The property is approached by a private lane with access provided to the barn at the rear of the plot which lies within the Dedham Vale Area of Outstanding Natural Beauty. An area of parking to the rear of the barn providing space for two two/three vehicles is allocated to the property.

The gardens rise to a gentle gradient at the rear with outstanding views afforded over neighbouring paddocks, woodland and gardens.

**AGENTS NOTE:** The property is offered on an unfurnished basis.

**TENANT INFORMATION:** A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

**SERVICES:** Mains electricity is connected. Klargester sewage treatment system charged on a % split basis with the neighbouring property. Oil-fired heating to radiators. Water to the property is well-fed and reverse osmosis cartridges are required, cost charged to tenants. **NOTE:** None of the services have been tested by the agent.

**EPC RATING:** Band D. A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000).

**AGENTS NOTE:** A gardener maintains the outside space for £50 per month. This is in addition to the advertised rent.

**VIEWING:** Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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Ground Floor  
Approximate Floor Area  
1192.31 sq. ft.  
(110.77 sq. m)

First Floor  
Approximate Floor Area  
1192.31 sq. ft.  
(39.81 sq. m)

TOTAL APPROX. FLOOR AREA 1620.83 SQ.FT. (150.58 SQ.M.)

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