



Mulberry Barn
Edwardstone, Suffolk

**DAVID
BURR**



Mulberry Barn, Round Maple, Edwardstone, Sudbury, Suffolk, CO10 5PP

The rural village of Edwardstone is located between historic Lavenham, Hadleigh and Sudbury with a thriving public house and parish church, situated approximately 3 miles from the village of Boxford with its wide range of everyday facilities including local stores, post office, butchers, pubs, doctors surgery with dispensary and primary school. The market town of Sudbury, with its commuter rail service, is about 5 miles and the major centre of Colchester is about 12 miles. There is also an excellent range of facilities in nearby Hadleigh and in the medieval market town of Lavenham which includes interesting shops, galleries, fine restaurants and charming hotels. More comprehensive facilities can be found in the larger towns of Sudbury and Bury St Edmunds.

Set at the foot of a private driveway, nestled amidst open farmland is a four bedroom (one en-suite) semi-detached barn conversion. Enjoying unlisted status, the property offers well-balanced, characterful accommodation arranged over two floors comprising two distinctive ground floor reception rooms, offering an array of retained features including exposed timbers and stud work, brick flooring, extensive use of glass and recent additions including aluminium framed bi-folding doors. Finished and maintained to an excellent standard, the barn is further characterised by internal doors complete with suffolk latches, an oak topped shaker style Rangemaster fitted kitchen, LED spotlights and a floor to roof central vaulted atrium. Further benefits to the property include garaging, an open fronted double cartlodge, photovoltaic solar panels and a first-floor studio running the full length of both garage and cartlodge.

A four-bedroom semi-detached barn conversion enjoying unlisted status, nestled amidst open farmland within the rural suffolk parish of Edwardstone. Further benefits to the property include garaging, a double cartlodge, private parking and an external studio.

Panel glazed french doors with a glazed surround above opening to:

RECEPTION HALL: 16' 0" x 12' 6" (4.88m x 3.80m) With a floor to ceiling timber atrium with oak staircase off and exposed brick flooring. Door with suffolk latch opening to:

SITTING ROOM: 20' 6" x 12' 10" (6.24m x 3.90m) Affording a triple aspect with casement window to front, side and rear with panel glazed door opening to side terrace. Exposed wall timbers, central fireplace and inset wood burning stove and oak bressumer beam over.

DINING ROOM: 15' 6" x 13' 7" (4.72m x 4.14m) Enjoying an outstanding aspect across the rear gardens with three panel range of bi-folding doors to rear and further personnel door opening to outside. Exposed wall timbers and flagstone flooring.

KITCHEN/BREAKFAST ROOM: 12' 8" x 11' 5" (3.87m x 3.49m) Fitted with a matching range of solid wood, shaker style base and wall units with soft close, lined drawers, oak preparation surfaces over and upstands above. Stainless steel single sink unit with vegetable drainer to side, mixer tap above, under sink water filter and casement window range to front. Fitted appliances include a three door Rangemaster oven, extraction above, Bosch dishwasher, fridge and full height pull out larder store. The kitchen is further comprised of fold out corner units, deep fill pan drawers and slide out spice rack. Tiled flooring throughout, LED spotlights and door with suffolk latch to:

UTILITY ROOM: 7' 7" x 7' 5" (2.32m x 2.25m) Fitted with a matching range of shaker style base unit with oak preparation surfaces over and upstands above. Exposed wall timbers, full height freezer and space and plumbing for washing machine/dryer. Fitted shelving, useful further storage unit and casement window to rear.

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CLOAKROOM: 7' 3" x 3' 2" (2.22m x 0.98m) Fitted with ceramic WC, wash hand basin and tiled flooring throughout. Exposed wall timbers and obscured glass casement window to rear.

First floor

LANDING: With exposed wall and ceiling timbers, crossbeams, heated airing cupboard and door with suffolk latch opening to:

BEDROOM 1: 13' 9" x 12' 7" (4.20m x 3.84m) Set beneath a raised roofline with casement window range to front, stripped oak flooring, velux window to front and hatch to loft. Door with suffolk latch to:

EN-SUITE BATHROOM: 9' 1" x 6' 5" (2.76m x 1.96m) Principally tiled and fitted with ceramic WC, wall hung wash hand basin and fully tiled bath with shower attachment over. Wall mounted heated towel radiator, LED spotlights and exposed wall timbers. Casement window to rear.

BEDROOM 2: 13' 6" x 11' 7" (4.12m x 3.54m) With casement window range to rear affording an elevated aspect across the gardens and farmland beyond. Stripped oak flooring and exposed wall timbers.

BEDROOM 3: 8' 9" x 7' 11" (2.66m x 2.42m) With two windows to rear, exposed wall timbers and stripped wood effect flooring.

BEDROOM 4: 11' 4" x 8' 2" (5' 8") (3.46m x 2.48m (narrowing to 1.74m)) With casement window to front, exposed wall timbers and hatch to loft.

FAMILY BATHROOM: 8' 0" x 5' 7" (2.44m x 1.69m) Fitted with ceramic WC, pedestal wash hand basin and fully tiled bath with shower.

Outside

The property is set at the foot of a shared driveway with a five-bar gate opening to a shingle access with a substantial outbuilding set to the side of the plot with access to a:

DOUBLE CARTLODGE: 17' 5" x 16' 5" (5.32m x 5.00m) With oak struts, concrete base, and housing solar inverter and an electric vehicle car charging point. A built-in log store is situated to the side of the cartlodge.

Adjacent double doors open to a:

GARAGE: 16' 6" x 9' 7" (5.03m x 2.92m) With window to side, light and power connected.

STUDIO (situated above the double cartlodge and garage): 31' 10" x 16' 0" (9.71m x 4.87m) This versatile space is ideally suited as a work from home space/studio with velux window to front, casement window to side affording unspoilt views across the surrounding landscape.



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The gardens are enhanced by an Indian sandstone terrace with brick borders, raised planting and side walkway opening to an expanse of lawn beyond. The gardens benefit from a defined fence line border with mature hedging, a range of both fruit trees and ornamental trees including a mulberry, a contorted willow and a cherry. The grounds are flanked by vibrant, flourishing flower beds with vegetable garden to rear and unspoilt aspect beyond across the surrounding landscape.

AGENTS NOTE: The property benefits from fibre broadband to the premises.

TENURE: Freehold

SERVICES: Mains water, shared private drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: C. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///breeze.essential.wells

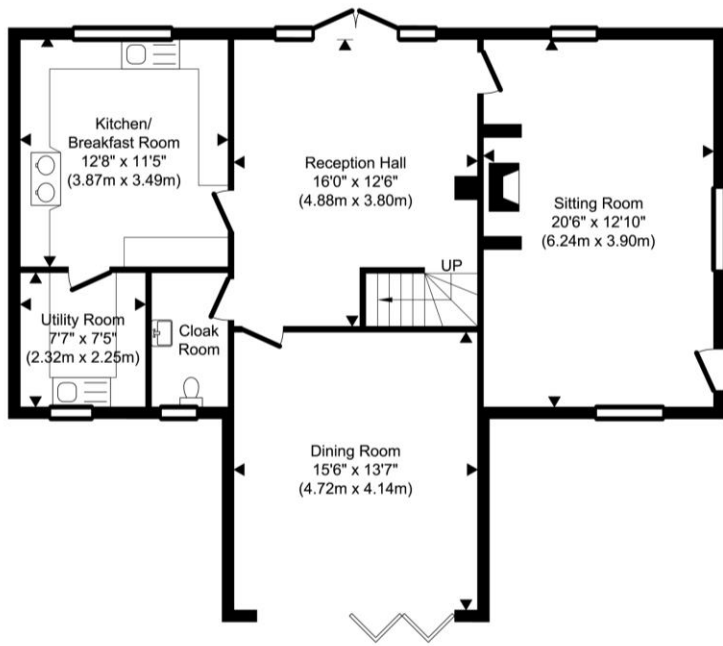
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** F.

VIEWING: Strictly by prior appointment only through DAVID BURR.

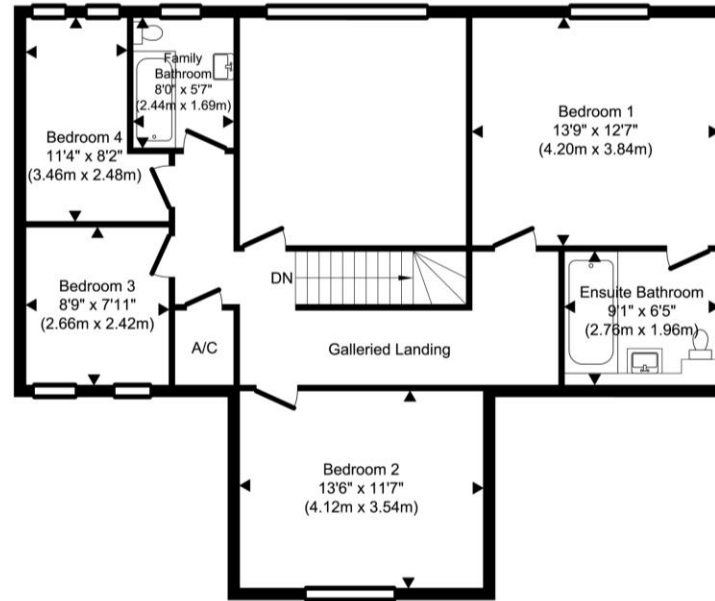
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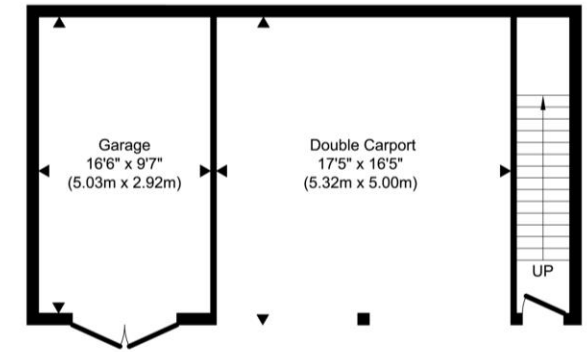
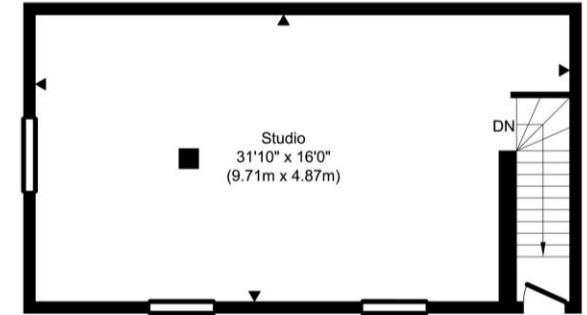
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Ground Floor
 Approximate Floor Area
 944.96 sq. ft.
 (87.79 sq. m)



First Floor
 Approximate Floor Area
 944.96 sq. ft.
 (87.79 sq. m)



Outbuildings
 Approximate Floor Area
 997.81 sq. ft.
 (92.70 sq. m)

TOTAL APPROX. FLOOR AREA 2887.74 SQ.FT. (268.28 SQ.M.)
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