



Brook Farm
Newton, Suffolk

**DAVID
BURR**



Brook Farm, Sudbury Road, Newton, Sudbury, Suffolk, CO10 0QS

Newton is a pretty, highly regarded village well known locally for the golf course which stands in the centre linking with the parish green. This quaint Suffolk village has a popular public house and provides fast access to the market town of Sudbury 3 miles, which offers excellent recreational facilities and a branch line railway station. Residents of Newton are entitled to free golf, across 9 holes on the village course. The town of Colchester is only 11 miles and provides a comprehensive range of amenities and commuter rail links to London Liverpool Street Station (approximately 50 minutes).

An immaculately restored five bedroom (two en-suite) detached barn conversion enjoying unlisted status, set in a discreet position whilst enjoying a central village location within the highly regarded parish of Newton. Offering fully restored and extended accommodation of approximately 5,000sq ft arranged over two floors the barn combines a wealth of styles, character and notable retained features whilst blending seamlessly with a two-storey rear extension comprising a dual aspect, open plan kitchen/breakfast room and a distinctive principal suite with floor to ceiling glass panelling. A rarely available market opportunity enhanced by original timber work, oak panelling and a centrally positioned drawing room centrally with aluminium framed bi-fold doors affording an aspect across the landscaped rear gardens, garden spa and walled gardens. Comprising three ground floor reception rooms, the property further benefits from two vehicular access points, a detached triple garage, formal gardens, workshop and a total plot size of approximately 3.2 acres.

A five bedroom (two en-suite) detached barn conversion enjoying unlisted status whilst occupying a central village location, approximately 5,000sq ft of living accommodation, three reception rooms and having been restored and extended to the most exacting of standards. Further benefits include a detached triple garage, two vehicular access points with electric gates, garden spa, walled gardens, paddock and a total plot size of approximately 3.2 acres.

ENTRANCE HALL: 12' 10" x 12' 0" (3.92m x 3.66m) With floor to ceiling oak panelling, staircase rising to first floor and set beneath cathedral like ceiling heights. Range of LED spotlights and casement window range to front.

DRAWING ROOM: 22' 2" x 19' 7" (6.78m x 5.99m) Centrally positioned, directly off the reception hall and beneath cathedral like ceilings with a wealth of exposed original timber work. Aluminium framed glazing across the rear elevation with aspect across the Indian sandstone rear terrace and walled garden. Bespoke under stair storage solutions, casement window to front and oak door to:

STUDY: 21' 2" x 9' 6" (6.47m x 2.91m) Afforded a dual aspect with a casement window arranged to front and rear, range of fitted oak office equipment and exposed wall timbers. Centrally positioned open fireplace with hearth and mantle over. Glass panelled double doors to:

SITTING ROOM: 21' 3" x 16' 3" (6.48m x 4.97m) Afforded a dual aspect with casement window arranged to front and rear, wealth of exposed wall and ceiling timbers in addition to a central fireplace with open grill.

DINING ROOM: 20' 6" x 18' 0" (16' 1") (6.25m x 5.51m (narrowing to 4.91m)) An elegantly proportioned dining room with aluminium framed double framed casement window arranged to front, herringbone pattern

Brook Farm, Sudbury Road, Newton, Sudbury, Suffolk, CO10 0QS

parquet flooring, central ceiling timber and range of LED spotlights. Set beneath a raised ceiling height with opening to:

KITCHEN/BREAKFAST ROOM: 24' 3" x 18' 0" (7.40m x 5.50m)

Forming part of a high specification two story rear extension completed by the current owner comprising a matching range of soft close, lined base and wall units with preparation surfaces over, patterned tiling above and a stable door to outside. The kitchen unit comprise a range of glass fronted wall units, base level shelving units, deep filled pan draws, cutlery draws, full height larder store and a central oak topped island with breakfast bar overhang, fold our corner units and double ceramic sink unit with centrally positioned mixer tap. Integrated appliances include a three door Rangemaster oven with five ring induction hob with extractor above, American style LG fridge freezer, AEG dishwasher and integrated waste/recycling unit. Herringbone patterned parquet flooring throughout, LED spotlights and range of bi-folding doors with integrated blinds set across the side and rear elevations affording a direct aspect to the Indian sandstone rear terrace, walled gardens and garden spa beyond.

UTILITY ROOM: 9' 3" x 5' 2" (2.82m x 1.60m) Access via dining room fitted with a matching range of shaker style base and wall units with oak preparation surface over and upstands above. Ceramic single sink unit with vegetable drainer to side, mixer tap above and casement window arranged to front and side. Integrated appliances include a Lamona microwave, space for a washing machine/tumble dryer and hatch to loft. LED spotlights and herringbone patterned parquet flooring.

BOOT ROOM (accessed via the dining room): 9' 3" x 5' 2" (2.82m x 1.60m) With herringbone patterned flooring throughout, LED spotlights and casement windows arranged to side, double doors opening to plant room housing pressurised water cylinder and also housing oil fired boiler and water softener.

CLOAKROOM: 8' 7" x 4' 4" (2.63m x 1.34m) Principally tiled and fitted with hall hung WC, wash hand basin and wall mounted towel radiator. Exposed wall timbers and access to loft.

First floor

LANDING: Spanning the width of the property with wealth of exposed wall and ceiling timbers, oak door to:

BEDROOM 1: 25' 0" (17' 2") x 15' 10" (7.64m (narrowing to 5.25m) x 4.84m) Forming the first floor of a two-storey rear extension with bespoke, soft close floor to ceiling fitted wardrobes, aluminium framed, bi-folding doors opening to Juliet balcony and apex glass screening above. Set beneath an outstanding vaulted roofline with LED spotlights, traditionally styled column radiator and affording an outstanding aspect across the walled gardens and paddock beyond. Oak door to:

EN-SUITE SHOWER ROOM: 8' 1" x 7' 4" (2.47m x 2.24m) Fully tiled and fitted with ceramic WC, twin wash hand basins with a fitted base unit with mirror above and fully tiled, separately screened shower unit with both mounted handheld shower attachments. Wall mounted heated towel radiator and obscured glass window to side.

BEDROOM 2: 16' 6" x 16' 2" (5.03m x 4.93m) With velux window to rear, range of exposed wall and ceiling timbers, fitted wardrobes and oak door to:

EN-SUITE SHOWER ROOM: 9' 1" x 8' 3" (2.78m x 2.53m) Fully tiled and fitted with wall hung ceramic WC, wash hand basin within a fitted unit, fully tiled separately screened shower with shower attachment and wall mounted heated towel radiator. Velux window to rear.

Brook Farm, Sudbury Road, Newton, Sudbury, Suffolk, CO10 0QS

BEDROOM 3: 14' 11" x 9' 8" (4.56m x 2.95m) With exposed wall timbers, fitted wardrobe and traditionally style column radiators. Door with suffolk latch to:

BEDROOM 4: 14' 11" x 9' 4" (4.56m x 2.87m) With casement window arranged to side, fitted wardrobe and exposed wall and ceiling timbers. Hatch to loft.

BEDROOM 5: 14' 6" x 8' 7" (4.43m x 2.64m) With Velux window arranged to rear, exposed wall and ceiling timbers and fitted wardrobe.

FAMILY BATHROOM: 11' 5" x 8' 3" (3.48m x 2.52m) Principally tiled and fitted with wall hung ceramic WC, wash hand basin, bath with jacuzzi jets and separate shower attachment, fully tiled separately screened shower unit with Grohe shower attachment and spotlights. Exposed wall timbers and wall mounted heated towel radiator and Velux window arranged to rear.

Outside

The property unusually benefits from two vehicular access points, each adjacent to the property with wall boundary and electric gates opening into both vehicular access points. Enveloped by an Indian sandstone terrace, the front aspect of the property is of particular distinction with a brick paved parking point flanked by lawns with central water feature, Indian sandstone walkways and border planting. Gated side access opens to a chipped walk way to side, walled garden beyond, border planting and a central expanse of lawn with strategic planting. A substantial terrace provides an idyllic entertaining space with a further water feature, walled border and an oak framed spare room with resistance pool, bi-folding doors to side and a range of wall heaters and electricity points. With porcelain tiled flooring, external terrace, and exterior lighting. Fuelled by an air source heating system.

Tucked away to the side of the garden a substantial driveway provides space for approximately ten vehicles behind an electric gate, brick border with direct access to the:

TRIPLE GARAGE: 35' 4" x 22' 2" (10.79m x 6.78m) With polished tiled flooring, triple electric roller doors and light and power connected.

Both the barn and garage are set beneath handmade, clay tiled rooflines with a slate roofline to the **GARDEN SPA 34' 7" x 17' 7"** (10.56m x 5.37m) and **WORKSHOP 32' 5" x 19' 1"** (9.90m x 5.82m). A further set of gates from the gardens opens to the paddock area with further expanse of land extending to approximately 3.2 acres with a substantial timber clad workshop with electric roller doors to the side, a substantial summer house and fully enclosed grounds ideally suited for equine use.

In all approximately 3.2 acres.

AGENTS NOTE: Both driveways are owned by the property although have shared vehicular access with neighbouring properties. Please contact David Burr Leavenheath Limited for further details.

TENURE: Freehold

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

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

WHAT3WORDS: ///downsize.friday.appear

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

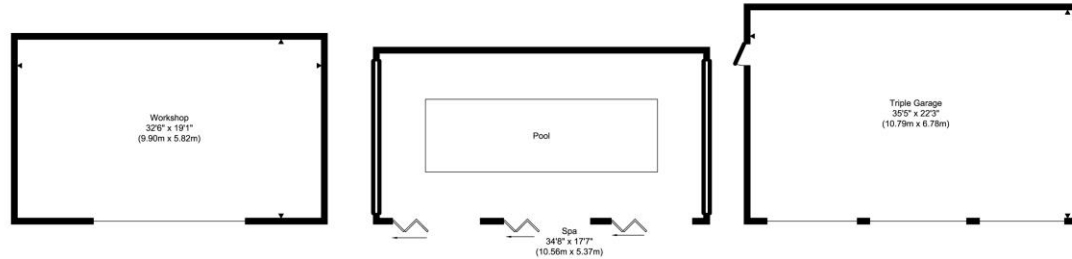
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BROADBAND: Up to 1000 Mbps (Source Ofcom).

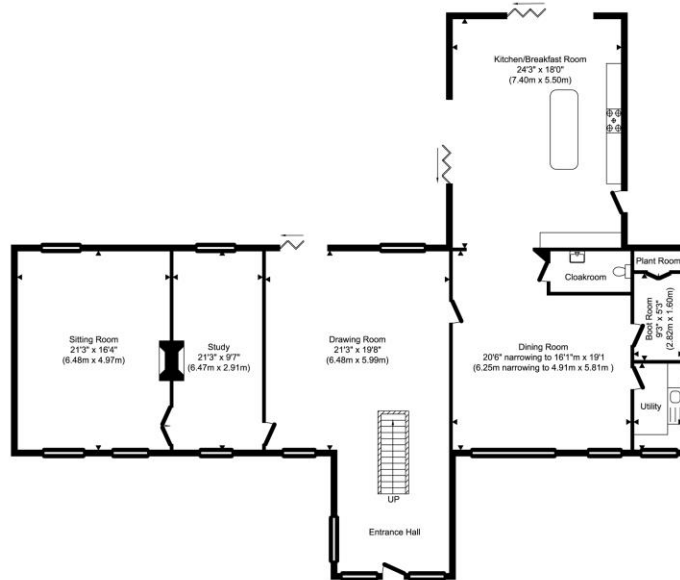
MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

VIEWING: Strictly by prior appointment only through DAVID BURR.

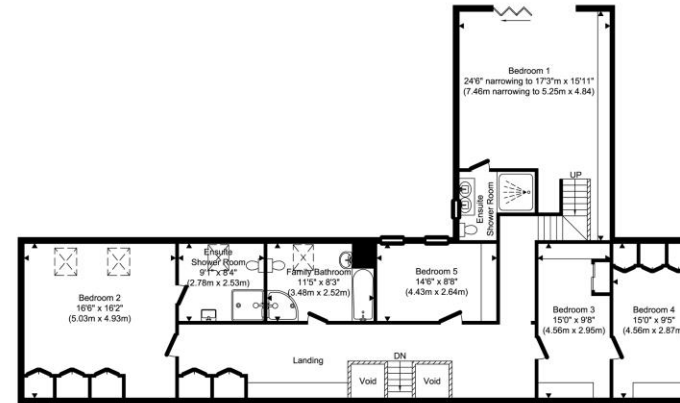
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Outbuildings
Approximate Floor Area
2017.80 sq. ft.
(187.46 sq. m)



Ground Floor
Approximate Floor Area
2117.69 sq. ft.
(196.74 sq. m)



First Floor
Approximate Floor Area
1547.31 sq. ft.
(143.75 sq. m)

TOTAL APPROX. FLOOR AREA 5682.80 SQ.FT. (527.95 SQ.M.)

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