

*A spacious and well presented four bedroom detached former Granary situated in an accessible location close to Bury St Edmunds*

Rent £1,600 p.c.m  
Ref: R3198W

The Granary  
Acorn Farm  
High Green  
Nowton  
Bury St Edmunds  
IP29 5LZ



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



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## Location

This former granary is an attractive detached converted barn with a number of period features throughout. It is situated only 3 miles south of the centre of Bury St Edmunds in rural countryside in the village of Nowton.

Nowton benefits from the incredibly popular country park and easy access into the centre of the historic market town of Bury St Edmunds. The town has a comprehensive array of leisure and retail facilities, schooling and easy access to the A14, which links to London via the A11/M11, Cambridge and the Midlands to the west. There are train services to Ipswich and onto London Liverpool Street and also to Cambridge with connecting services to London Kings Cross.

## Description

This spacious detached former granary is located in a generous garden with lawn to the front of the property and a pretty courtyard garden to the rear. There is plenty of parking to the side of the property.

## The Accommodation

### Ground Floor

Entering through a wooden panelled and partially glazed entrance door into

#### *Kitchen* 16'9 x 6'9 (5.18m x 2.13m)

Recently fitted with a good range of base and wall units with worksurface above incorporating breakfast bar seating area. Single bowl single drainer stainless steel sink. Space for electric cooker with extractor hood above. Space for fridge freezer. Space and plumbing for dishwasher. Rear door to courtyard garden.

An open archway leads to the

#### *Utility Area*

Fitted with section of worksurface with space and plumbing for washing machine.

#### *Downstairs Wet Room*

Comprising shower, wc and sink unit. Airing cupboard.

Steps from the Utility Area lead to the

#### *Dining/Living Room* 23'1 x 17'3 (7.06m x 5.28m)

A spacious seating area with exposed beams, front door access and stairs to first floor. Radiators and windows overlooking the courtyard garden. A door leads to the

#### *Sitting Room* 17'3 x 14' (5.28m x 4.27m)

A light and spacious room with front, back and side aspect. Attractive fireplace with wood burning stove. Radiators and door giving access to the courtyard.





Stairs from the dining room lead up to the

## First Floor

### *Landing*

With doors off to

### *Master Bedroom* 13'6 x 8'9 (4.17m x 2.74m)

A good size double bedroom with radiator and window to the rear. Door leading to the

### *Ensuite Shower Room*

Fitted with WC, pedestal basin and shower cubicle. Radiator.

### *Family Bathroom*

Fitted with WC, basin with vanity cupboard below and bath. Radiator.

### *Bedroom Two* 13'6 x 8'9 (4.17m x 2.74m)

A further double bedroom overlooking the courtyard garden. Radiator.

### *Bedroom Three* 10'5 x 8'9 (3.23m x 2.74m)

A good size single bedroom overlooking the courtyard garden. Radiator.

### *Bedroom Four* 12'4 x 8'9 (3.78m x 2.74m)

A good size single or small double bedroom with window overlooking the front garden. Radiator.

## Outside

The Granary is approached via a shared drive from Nowton Church with a private drive leading to the property, off the farmyard. There is ample off road parking to the side and rear of the house. To the front there is a good size area of lawn and to the rear, a secluded courtyard garden.

**Important Note:** In addition to the rent, the tenants will be required to pay £15 pcm towards sewerage.



*Services* Mains electricity (via a sub-meter) and water. Private drainage. Oil fired central heating.

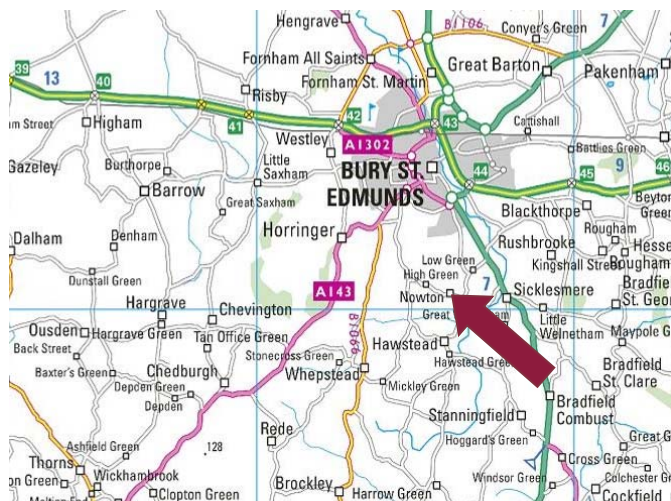
*Council Tax* Band E; £2,694.60 payable 2025/2026

*Local Authority* West Suffolk Council

*Viewings* Strictly by appointment with the Agent.

*Broadband* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phone* To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



## Directions

Travelling south on the A14 exit at junction 44. Take the first exit onto the A134 and continue along this road over the next roundabout. At the next roundabout take the second exit onto the A1302 and the second exit at the next roundabout onto Nowton Road. Continue along this road for approx. one mile, passing Nowton Park and continue past the village sign and triangle. Shortly after the next sharp right hand bend, turn right signposted towards St Peters Church. Continue past the Church onto the farm drive; The Granary is located off the farmyard on the left hand side.

For those using the What3Words app: /// tastes.words.eclipses



Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B		
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

June 2025

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