



Cherry Tree Cottage
Barningham, Suffolk

**DAVID
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Cherry Tree Cottage, Pound Corner, Barningham, IP31 1BY

Barningham is a well-served village situated approximately 12 miles north east of Bury St Edmunds. The village has good amenities including village stores/post office, church, public house, mobile library and primary school. The village hall is host to many clubs and activities including whilst drive, rainbows/brownies, carpet bowls, knit and stitch, keep fit and a social club. Further amenities including a doctor's surgery are available in the nearby village of Stanton. A comprehensive range of schooling, shopping, recreational and cultural facilities are available in the larger towns of Bury St Edmunds and Diss the latter having a mainline rail link to London Liverpool Street.

Cherry Tree Cottage represents a rare opportunity to acquire a bespoke five-bedroom new build detached house of approximately 3000 sq ft, with grounds of 4.5 acres, this property is located in a peaceful, secluded setting on the edge of Barningham village, offering fine open countryside views to the front and side.

A superb new build family home only a short distance from all amenities with generous grounds of 4.5 acres and countryside views.

About the Property

This unique property has been built and finished to the highest possible standards, providing a substantial country home with spacious and versatile accommodations. Upon entering, you are welcomed by a spacious entrance hall that sets the tone for the rest of the home. The sitting room features a window to the front aspect, an open fireplace, and bi-folding doors that lead to a secluded patio area, creating a perfect space for relaxation and entertaining.

The dining room also boasts an open fireplace and a window to the front aspect, adding to the charm and warmth of the home. A study/ground floor bedroom with a window to the rear offers flexibility for use as a home office or guest bedroom. The ground floor is completed by a wet room with a shower, WC, and washbasin, and a utility room with ample storage and space for laundry appliances.

The heart of the home is the superb kitchen/living room, featuring a vaulted ceiling and bi-folding doors to the patio. The luxury fitted kitchen includes built-in appliances and is designed to cater to modern living needs, making it an ideal space for both family gatherings and entertaining.

First Floor

On the first floor, a spacious galleried landing leads to four large double bedrooms. The principal bedroom suite is a standout feature, with a walk-in wardrobe and a luxury en-suite bathroom. A guest suite with an en-suite shower room provides additional comfort and privacy. There is also a super family bathroom, ensuring convenience for all members of the household.

Location and Exterior

Located on the edge of Barningham village, Cherry Tree Cottage is just a few minutes' walk from the village shop, pub, and church. The property is hidden from view behind mature specimen trees, providing an idyllic setting that combines privacy with the convenience of village amenities.

The driveway provides parking for several vehicles and leads to an oak-framed **DOUBLE CART LODGE** with light, power, and an electric car charger attached. The gardens extend to both sides of the property, featuring a brick-built storage building and a patio that joins the kitchen with the sitting room, creating a cohesive entertaining area and further lawns.

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To the rear, there is additional vehicle access, and across the bridleway lies the four-acre grassed paddock, perfect for equestrian use or other outdoor activities.

Summary

Cherry Tree Cottage offers the best of country living with modern conveniences. The combination of high-quality construction, spacious and versatile accommodation, and extensive outdoor space makes it an exceptional property in a sought-after location. This is a rare opportunity to secure a beautiful family home with stunning views and ample land, perfect for those seeking a tranquil yet connected lifestyle.

AGENTS NOTE:

- Please note the property is currently under construction and plans and fittings are not yet finalised and are subject to change. Some of the external images have been enhanced for marketing purposes.

SERVICES: Mains water, biodisc foul drainage and electricity are connected. Air source heat pump with underfloor heating to ground and first floor. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk District Council.

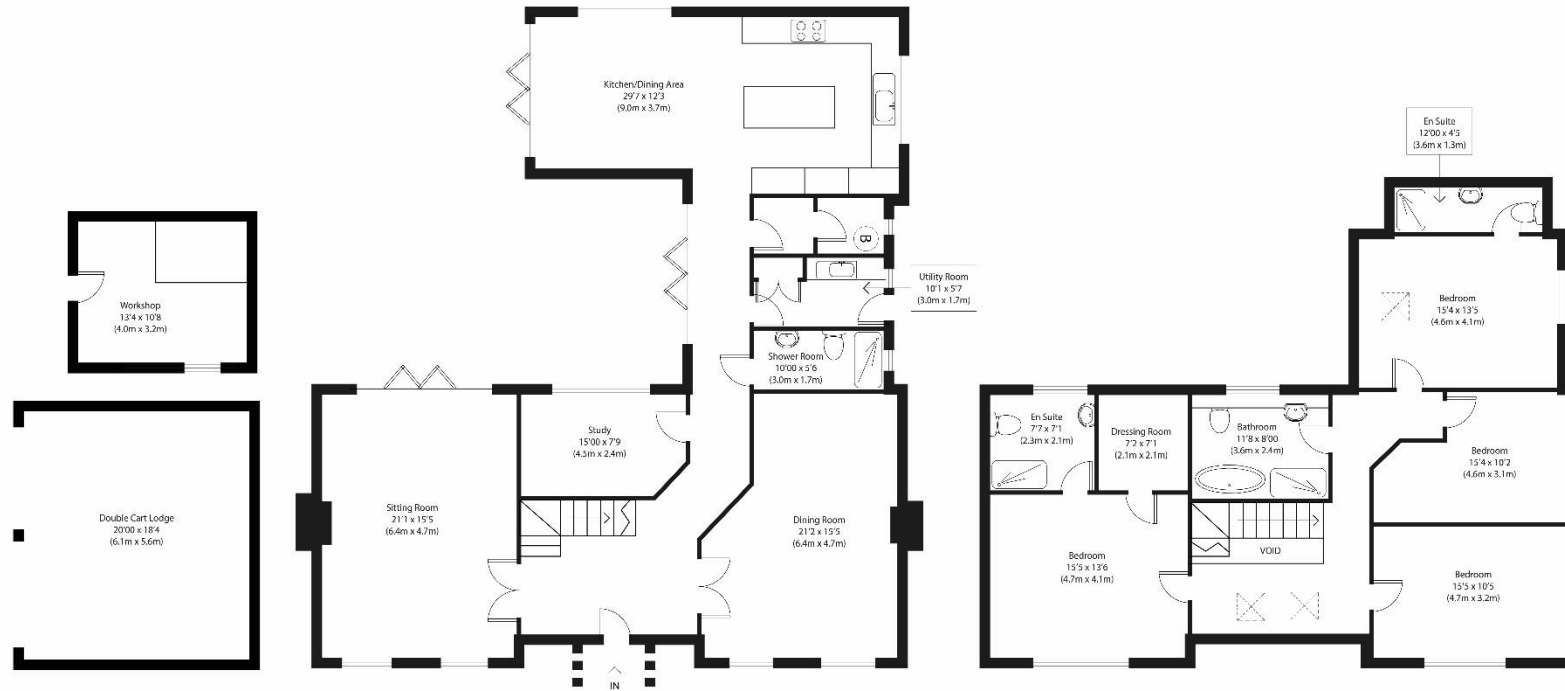
BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details.

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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 whatever 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

First Floor

Approximate Gross Internal Area
 Main House 2800 sq ft (260 sq m)
 Outbuildings 505 sq ft (47 sq m)
 Total 3305 sq ft (307 sq m)

Dimensions & floorplan measurements are approximate and are for illustrative purposes only. While we do our utmost to ensure floor plan accuracy and completeness, please your selection should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright: www.davidburr.co.uk



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