



Serenity Barn
Wetherden, Suffolk

**DAVID
BURR**



Serenity Barn, Base Green Road, Wetherden, Suffolk, IP14 3LR

Wetherden is a small village with a range of local facilities including thriving village hall used for a variety of social and community activities, football team, tennis club, playing field with fenced children's playground area, parish church and allotments, Baptist church and public house. The neighbouring villages of Haughley and Elmswell offer a good range of everyday amenities including a village store, post office, chemist, bakery, butchers, public houses and primary schools with the latter having a local rail link station to Bury St Edmunds and Stowmarket. The market town of Stowmarket is 4 miles with an excellent range of amenities together with a main line rail link to London Liverpool Street. The historic cathedral town of Bury St Edmunds is about 10 miles west.

Introducing Serenity Barn, the epitome of luxury and modern living nestled within the idyllic countryside, boasting approximately 1-acre grounds. This exceptional new build property has been crafted to exacting standards, showcasing unparalleled quality in both design and construction, with a keen emphasis on eco-friendly, energy-saving features that meet passive house standards including construction with ICF (insulated concrete).

A substantial and luxurious new build property over 4500 sq feet which has meticulously designed to meet passive house standards with countryside views and generous grounds.

From the moment you arrive, you are greeted by the tranquil beauty of the Suffolk countryside, enveloping Serenity Barn in a sense of peace and serenity. The property spans over 4500 square feet with 3m plus ceilings on the ground floor offering a generous and spacious layout that seamlessly blends indoor and outdoor living.

Upon entering, a grand entrance hall welcomes you, adorned with a striking feature staircase that leads to the first-floor gallery landing. The heart of the home lies in the breathtaking kitchen/living/dining area, where luxury meets functionality. The meticulously fitted kitchen boasts ample storage, high-end appliances, and a generous island unit, creating a focal point for both relaxation and entertaining.

The ground floor accommodation continues to impress with a cosy sitting room, perfect for quiet evenings, and a garden room/office ideal for work or reflection and perfectly placed to enjoy evening sunsets. A ground floor bedroom suite adds convenience, along with a spacious utility room and wet room.

Ascending to the first floor, a glorious gallery landing awaits, providing access to four further double bedrooms, two of which feature en-suite shower rooms, ensuring privacy and comfort for all occupants. The family bathroom is a showstopper, offering indulgent amenities within a space of unparalleled luxury. The principal bedroom suite steals the show with its wonderful 4m ceiling height, breathtaking views, dressing room and shower room, providing a sanctuary of relaxation and rejuvenation.

Outside, the property is enclosed by fencing, offering privacy and security. Gated access leads to the driveway, providing ample off-road parking and access to the triple garage with room for three cars or workshops and a gym together with the plant room. The expansive grounds, currently lawned, offer endless possibilities for landscaping and outdoor activities, with generous patios extending from the ground floor reception rooms, creating the perfect setting for outdoor entertaining and relaxation.

Designed and built with energy efficiency in mind, Serenity Barn boasts underfloor heating on both ground and first floors, triple-glazed windows, a mechanical ventilation heat recovery system and super-insulated walls and roof space. It is a testament to modern architecture's ability to

Serenity Barn, Base Green Road, Wetherden, Suffolk, IP14 3LR

seamlessly integrate luxury, comfort and sustainability, offering a truly unparalleled living experience in the heart of the Suffolk countryside.

LOCAL AUTHORITY: Mid Suffolk District Council.

EPC Rating: B

BROADBAND & MOBILE: Please see our website and Ofcom.org.uk for further information.

AGENTS NOTE: There is planning permission for solar panels.

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

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



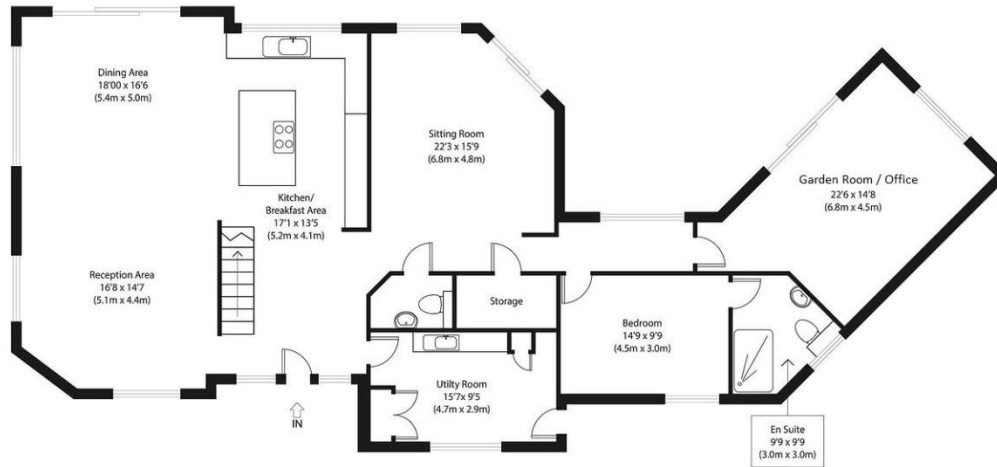
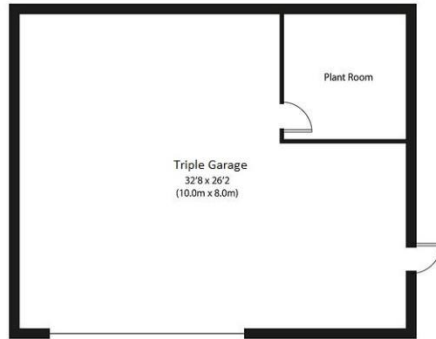
Offices at: Woolpit 01359 245245- Long Melford 01787 883144– Leavenheath 01206 263007 - Clare 01787 277811–Castle Hedingham 01787 463404

Newmarket 01638 669035 – Bury St Edmunds 01284 725525 - London 020 78390888 – Linton & Villages 01440 784346

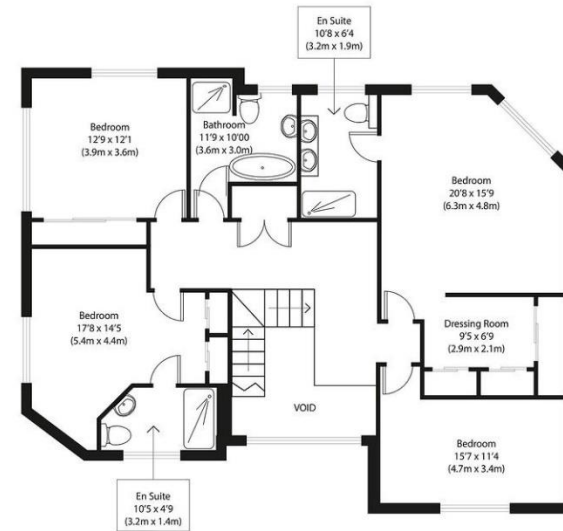




Serenity Barn, Base Green Road, Wetherden, Suffolk, IP14 3LR



Ground Floor



First Floor

Approximate Gross Internal Area
Main House 3665 sq ft (340 sq m)
Garage 860 sq ft (80 sq m)
Total 4525 sq ft (420 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



