



The Dairy
Elmswell, Suffolk

**DAVID
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The Dairy, Ashfield Road, Elmswell, Bury St Edmunds, Suffolk, IP30 9HJ

Elmswell is a thriving Suffolk village with a strong sense of community and wide ranging amenities including a primary school, supermarket, shops, public houses and Parish Church. The A14 is about 2 miles and provides fast access to the East Coast, Midlands and London via the M11. There is an excellent range of schooling, shopping and recreational facilities in the Cathedral town of Bury St Edmunds 9 miles and Stowmarket 5 miles. There is a branch line station within the village of Elmswell and a mainline station to London's Liverpool Street at Stowmarket.

An excellent two bedroom semi-detached barn conversion that is presented to the highest of standards throughout and offers superb open plan living accommodation. The property is situated well away from the road towards the periphery of this highly regarded Suffolk village and only a short distance to all amenities on offer. The property also affords underfloor heating to the ground floor, bespoke hand built kitchen units, two en-suites, recently landscaped garden and off street parking for four vehicles.

A splendid two bedroom semi-detached barn conversion presented to the highest of standards throughout with recently landscaped garden.

Entrance door opening to:

RECEPTION AREA: With fitted barrier coconut matting. Opening to the living accommodation;

SITTING/DINING ROOM: 27' x 16'1 (8.22m x 4.91m). This area is cleverly designed into two distinctive areas with the sitting area being the main use of the room with staircase rising to first floor with large understairs storage cupboard. Front aspect. The room flows into the dining area which would lend itself to multiple uses if so required. Large opening through to;

KITCHEN: 15'2 x 10'8(4.63m x 3.26m). A splendid room having rear aspect. The kitchen has bespoke, hand built units by a local furniture company in 2016/17. The extensive range of matching wall and base units under wooden work preparation surfaces incorporate a butler style sink unit with mixer tap. Space for five ring range cooker with extractor above. Spaces for dishwasher and fridge/freezer. There is also a central matching island with wooden work preparation surface.

UTILITY: 7'9 x 6' (2.25m x 1.83m). A useful room having base units under work preparation surfaces incorporating a sink unit with mixer tap and single drainer. External rear door. Space for washing machine and tumble dryer.

CLOAKROOM: Located off the dining area with W.C. and wash hand basin.

First floor

LANDING: With Velux window. A useful reading area with access to;

BEDROOM 1: 11'4 x 11'3 (3.45m x 3.44m). A delightful room with window to side. Walk-in dressing room and;

EN SUITE: 7'1 x 6'4 (2.17m x 1.94m). With shower cubicle with part tiled surround, W.C. and wash hand basin. Velux window.

BEDROOM 2: 12'3 x 9'5 (3.74m x 2.88m). A charming room with Velux window and door to;

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EN SUITE: 10'4 x 9'5 (3.16m x 2.88m). Fitted with freestanding bath with mixer tap and shower attachment, W.C., corner shower cubicle with part tiled surround and wash hand basin. Velux window.

Outside

The property is set down a long shingled shared driveway that leads to a designated parking area for The Dairy which affords parking for four vehicles. Side gate providing access to the property. The garden of The Dairy is a sheer delight and has recently been improved and landscaped that now incorporates a well-placed terraced area ideally situated to enjoy warm summer afternoons and a recently constructed summerhouse. The remainder of the garden is predominantly lawn with attractive path and flanked by well stocked flowering beds. To the rear of the garden behind the parking is a part owned pond area creating an idyllic setting for wildlife.

AGENTS NOTE: The drive is shared between all the barns and it is understood by the present owners that right of access is given at all times and maintenance is as and when needed and agreed by all occupants. The part owned pond is shared with the neighbouring property - The Cow Shed and a plan showing the shared ownership of this is available in the office upon request.

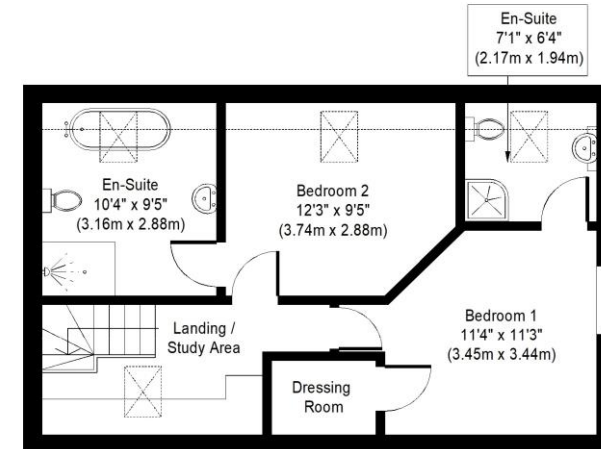
SERVICES: Mains water, drainage and electricity are connected. Underfloor heating to the ground floor. Gas fired heating to radiators.
NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. **EPC:** C

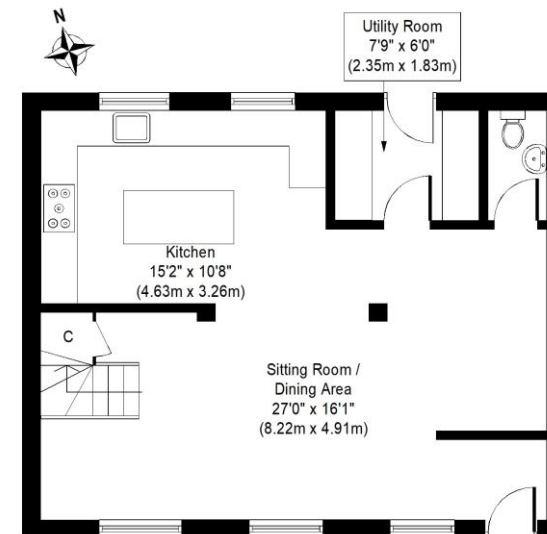
VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245.

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First Floor
Approximate Floor Area
546 Sq. ft.
(60.7 Sq. m.)



Ground Floor
Approximate Floor Area
612 Sq. ft.
(66.9 Sq. m.)

