



**The Barn, 2A Chapel Street
Steeple Bumpstead, Suffolk**

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The Barn, 2A Chapel Street, Steeple Bumpstead, Suffolk CB9 7DQ

Steeple Bumpstead is a popular village which lies on the Essex and Suffolk borders, 20 miles from Cambridge, 10 miles from Saffron Walden and 22 miles from Bury St Edmunds. Rail links to London Liverpool Street are from Audley End Station (approx 12 miles away), the journey time being 50 minutes to an hour and from Sudbury, Suffolk (approximately 16 miles away). Steeple Bumpstead benefits from facilities including post office/off licence/general stores, 2 public houses, primary school, 2 churches and a petrol station.

A stunning modern detached Barn Conversion offering circa 2,200 sq.ft of contemporary living accommodation with a detached 1,100 sq.ft Annexe which is currently utilised for Air BnB and generates on average £25-,000 - £30,000 per annum. The grounds further incorporate a triple garage block, further parking and a paddock, the grounds measuring in all about 1.59 acres.

A contemporary Barn with a detached Annexe ideal for guests, as a rental or Air BnB with triple garage block and paddock.

Entrance Into:

HALLWAY With tiled flooring, window shutters and doors leading to:

KITCHEN/BREAKFAST ROOM Comprehensively fitted with a Baker & Baker kitchen under granite worktop with stainless steel sink and drainer inset. Integrated appliances include Britannia Range Cooker with induction hob, whilst there is space for a dishwasher and fridge freezer. Plenty of space for a breakfast table and chairs, tiled floor, staircase to first floor and door leading out. Door to:

SNUG Steps lead down from the kitchen into a snug/dining area with tiled flooring, high ceilings, window shutters and a gas log burning stove.

SITTING ROOM A generous reception room with an abundance of natural light, featuring a corner mounted wood burning stove, tiled flooring, staircase to first floor and doors opening to the terrace with window shutters.

UTILITY ROOM With a further range of units under solid worktop with sink inset and additional storage, housing water softener and boiler, space and plumbing for a washing machine and with a WC.

First Floor (Off Kitchen)

LANDING With linen close and doors to:

BEDROOM 2 A spacious double bedroom with Velux roof window, built in wardrobe and an **En-Suite** comprising walk in tiled double shower cubicle, pedestal sink, WC.

BEDROOM 3 A futher spacious double bedroom with Velux roof window, storage cupboard with hot water cylinder and an **En-Suite** comprising Panelled bath, separate tiled shower cubicle, pedestal sink and WC.

First Floor (Off Siting Room)

BEDROOM 1 A stylish mezzanine bedroom with views to the rear and and **En-Suite** comprising walk in tiled shower cubicle, pedestal sink, WC.

ANNEXE

ENTRANCE HALL With doors leading to:

KITCHEN/FAMILY Fitted with a range of wall and base units under worktop with sink inset. Integrated appliances include electric oven with hob, fridge freezer whilst there is space for a washing machine. Plenty of space for entertaining, doors leading out. Steps up to:

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BEDROOM 1 A spacious double bedroom with fitted wardrobes and glazed doors leading. **En-Suite** comprising tiled shower cubicle, pedestal sink, WC, heated towel rail and Velux window.

BEDROOM 2 A further spacious double bedroom with **En-Suite** comprising tiled shower cubicle, pedestal sink, WC.

UTILITY ROOM Fitted with a further range of wall and base units under worktop with sink inset. Space and plumbing for a washing machine and with WC.

Outside

The grounds measure in all about 1.59 acres and are compartmentalized into areas of formal garden with dining terrace, parking area with a **TRIPLE GARAGE BLOCK**, further parking and turning on site and a large paddock to the rear afforded a great deal of privacy and enjoying vehicular access. The grounds enjoy a South Westerly aspect.

AGENTS NOTE: High performance Velfac windows with bespoke window shutters.

TENURE: Freehold.

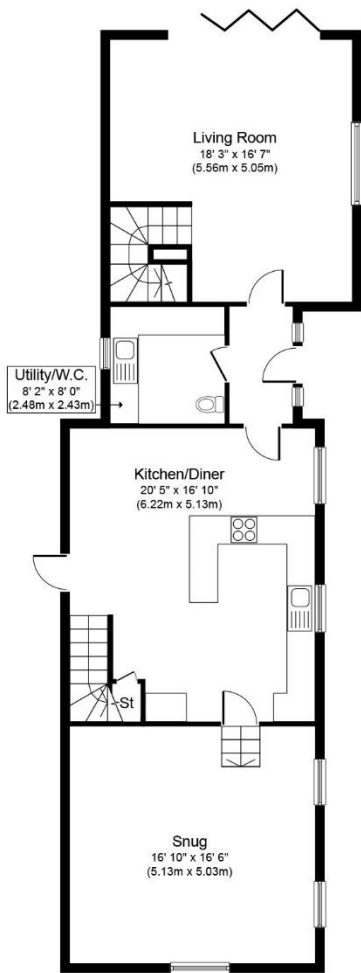
SERVICES: Main drains, electricity and gas-fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council . Main residence Band C, Annexe Band A

EPC RATING: TBC

VIEWING: Strictly by prior appointment through DAVID BURR.

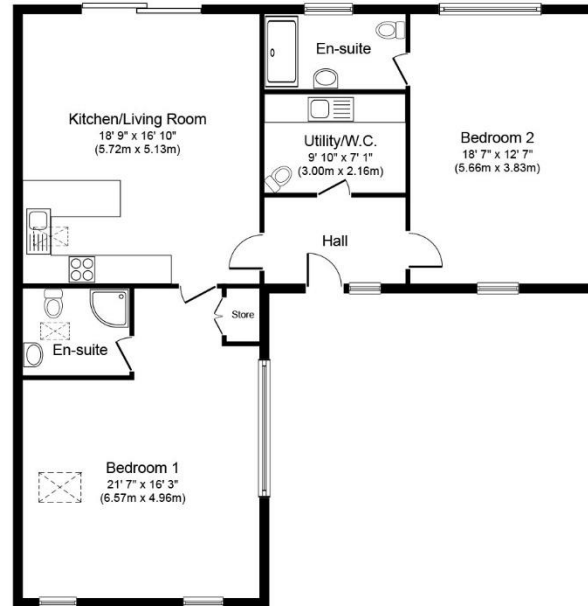




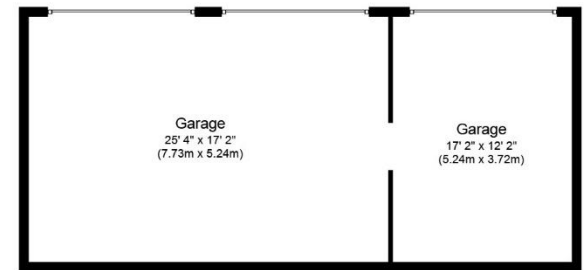
Ground Floor
Approximate Floor Area
1081 sq. ft.
(100.5 sq. m.)



First Floor
Approximate Floor Area
1081 sq. ft.
(100.5 sq. m.)



Annexe
Approximate Floor Area
1,101 sq. ft.
(102.0 sq. m.)



Garage
Approximate Floor Area
650 sq. ft.
(60.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



