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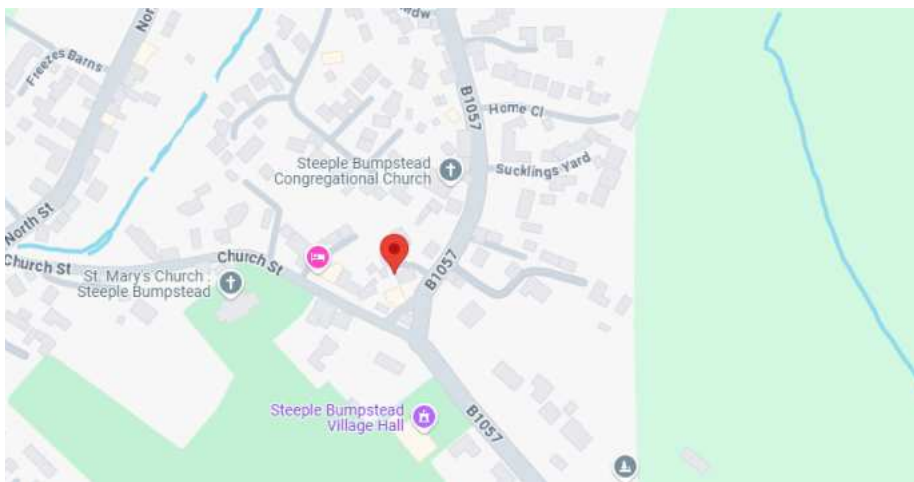
The Barn

Steeple Bumpstead, Suffolk

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2A Chapel Street, Steeple Bumpstead, Suffolk

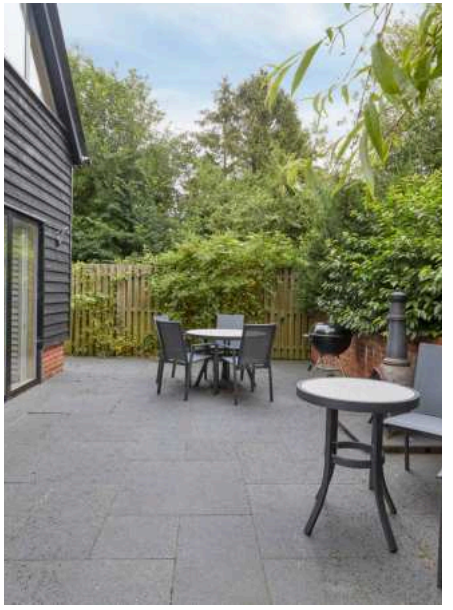
A stunning detached barn conversion offering circa. 2,200 sq.ft of contemporary living accommodation, together with a self-contained detached 1,000 sq.ft self annexe, currently utilised as a holiday let, generating on average £25,000 - £30,000 per annum. The property further benefits from a triple garage block, parking, paddock and grounds in all about 1.59 acres..



- A stunning detached barn conversion offering 2,200 sq.ft of living accommodation further incorporating a self-contained 1,000 sq.ft detached annexe, perfect for multi-generational living
- Triple garage block
- Parking and turning for multiple vehicles
- Paddock
- Popular Suffolk village location
- South westerly gardens
- Unspoilt countryside views to the rear

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THE BARN

Via entrance into the HALLWAY with tiled flooring, window shutters and doors leading off to KITCHEN/BREAKFAST ROOM comprehensively fitted with a Baker & Baker kitchen under granite worktop with stainless steel sink and drainer inset. Integrated appliances include a Britannia Range cooker with induction hob, whilst there is space and plumbing for a dishwasher and fridge/freezer. Plenty of space for a breakfast table and chairs, tiled floor and staircase to the first floor and door leading out. Door to: SNUG Steps lead down from the kitchen into a SNUG/DINING AREA currently utilised as a bedroom with tiled flooring, high ceilings, window shutters and a gas 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 the 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 washing machine with WC.

Two staircases lead to the first floor. The first is located off the Kitchen and leads to LANDING with linen closet and doors to BEDROOM 2 a spacious double bedroom with Velux roof window, built-in wardrobe and En-Suite comprising walk-in tiled shower cubicle, pedestal sink unit and WC. BEDROOM 3 a further spacious double bedroom with Velux roof window, storage cupboard with hot water cylinder and En-Suite comprising panelled bath, separate tiled shower cubicle, pedestal sink and WC.

The second staircase leads from the Sitting Room to BEDROOM 1 a stylish mezzanine bedroom with views to the rear and En-Suite comprising walk-in tiled shower cubicle, pedestal sink and WC.

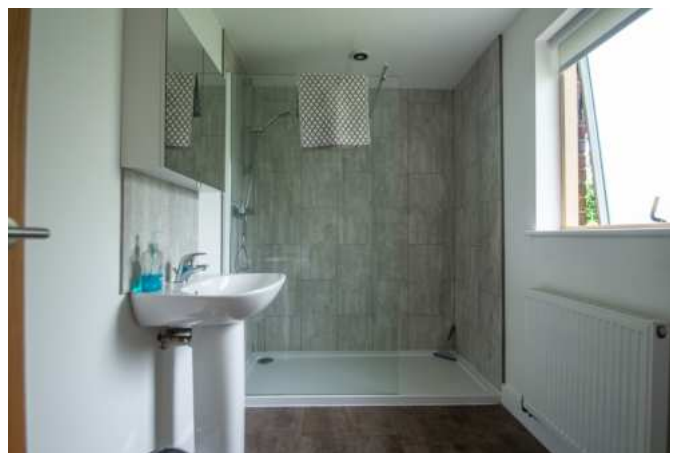


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THE ANNEXE

Via entrance into ENTRANCE HALL with doors leading to: KITCHEN/FAMILY ROOM fitted with a range of wall and base units under worktop with sink inset. Integrated appliances include an electric oven with hob and fridge/freezer, whilst there is space and plumbing for a washing machine. Plenty of space for entertaining. Doors leading out. Steps up to BEDROOM 1 A spacious double bedroom with fitted wardrobes and glazed doors leading to En-Suite comprising tiled shower cubicle, pedestal sink unit, WC, heated towel rail and Velux window. BEDROOM 2 a further spacious double bedroom with En-Suite comprising tiled shower cubicle, pedestal sink unit and 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 WC.



EXTERIOR

The grounds measure in all about 1.59 acres and are compartmentalized into areas of formal garden with dining terrace, parking area with TRIPLE GARAGE BLOCK further parking and turning on site, LARGE PADDOCK to the rear, affording a great deal of privacy and enjoying vehicular access. The grounds enjoy a south westerly aspect.

AGENT'S NOTE: High performance Velfac windows with bespoke window shutters.



Floorplan



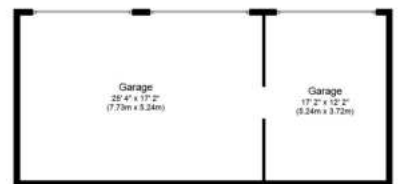
Ground Floor
Approximate Floor Area
1081 sq. ft.
(100.5 sq. m.)



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.

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Steeple Bumpstead, Suffolk

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 (approximately 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, two public houses, primary school, two churches and a petrol station.



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Gas-fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council, Town Hall, Fairfield Road, Braintree CM7 3YG. Telephone: 01376 552525.

COUNCIL TAX BAND: The Barn. Band C. £1896.48 per annum. The Annexe. Band A. £1422.36 per annum.

PROPERTY POSTCODE: CB9 7DQ.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and woodframe.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

RESTRICTIONS ON USE OR COVENANTS: Restrictions are in place relating to business use. Businesses in connection of a Draper Grocer or general Warehouseman are not permitted.

FLOOD RISK: None known.

ACCESSIBILITY ADAPTIONS: None known.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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 whatsoever 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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