

DAVID
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The Stables

Hawkedon, Suffolk

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Thurston End, Hawkedon, Bury St Edmunds, Suffolk

This stunning and unique brick and flint barn conversion enjoys generous vaulted living accommodation with the potential for an annexe (subject to the necessary planning consents) situated in a quiet semi-rural village location with exceptional grounds measuring in all about 0.95 of an acre and enjoying countryside views.



- A stunning and unique two bedroom brick and flint barn conversion
- Generous vaulted living accommodation
- Potential for annexe accommodation (subject to the necessary planning consents)
- Electric gates
- Two double garages
- Swimming pool and garden store
- Situated in a quiet semi-rural village location
- Exceptional grounds measuring in all about 0.95 of an acre, enjoying countryside views

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INTERIOR

Entrance via generous HALLWAY with French doors leading to the courtyard and doors to: DRAWING ROOM a stunning vaulted room with pamment tiled flooring and a log burning stove set within a red brick fireplace with stone hearth and bressummer over. KITCHEN/DINING ROOM another stunning vaulted reception room with outlook to the front gardens with roof lantern and opening through to the KITCHEN comprehensively fitted a range of wall and base units under granite worktops with central preparation island and fitted breakfast bar and fitted breakfast table. Integrated appliances include Liebherr fridge/freezer, separate undercounter fridge, NEFF dishwasher, NEFF oven and a Bosch four ring induction hob, integrated BOSCH microwave, outlook to the courtyard and door opening through to the UTILITY ROOM with pamment tiled flooring leading through with a further range of base units under workshop, French doors to the courtyard and a further range of storage cupboards and door opening into the SNUG/OFFICE a large vaulted reception room currently utilised as an immediate snug area and to the rear an OFFICE with stunning views over the internal courtyard. The room could be converted into annexe accommodation (subject to the necessary planning consents). The snug area enjoys a large log burning stove. REAR HALLWAY with boiler cupboard and a SHOWER ROOM comprising tiled shower cubicle, WC, wash hand basin, pamment tiled flooring and a door leading through the BOOT ROOM a fantastic boot room, previously used as a cold store with door leading out and door to the DOUBLE GARAGE. The property enjoys a BEDROOM WING with a tiled corridor, CLOAKROOM and airing cupboard leading to the GUEST BEDROOM which is a spacious double bedroom with outlook to the front and an EN-SUITE comprising panel bath with shower attachment over, pedestal sink unit, WC, pamment tiled flooring. MASTER BEDROOM a generous double bedroom with a range of fitted wardrobe and vanity unit with outlook across the front and rear courtyard. EN-SUITE comprising a large walk-in shower, vanity table with counter top sink, WC, heated towel rail, pamment tiled flooring.



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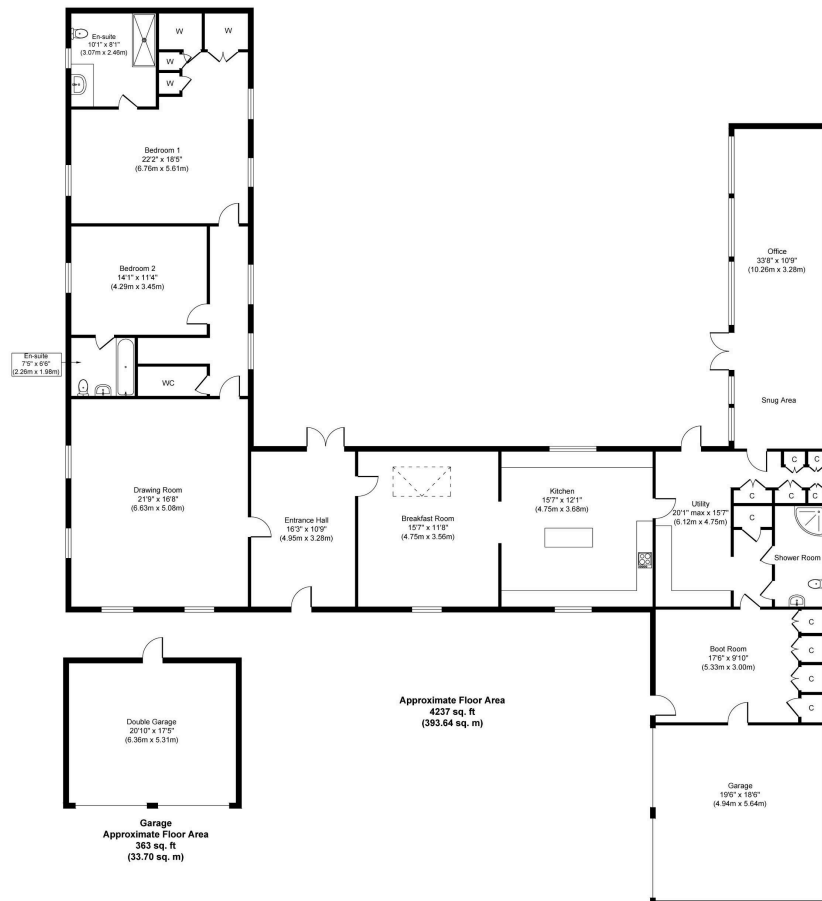
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EXTERIOR

The property is accessed via a driveway with a pair of electric Suffolk gates opening into a driveway providing access to the DOUBLE GARAGE with electric roller shutter doors. A secondary set of Suffolk gates leads through to the parking area providing parking and turning for multiple vehicles in turn leading to another DOUBLE GARAGE with up and over doors and light and power connected. The gardens truly are an asset to the property measuring in all about 0.95 acres with a small orchard comprising apples, plums and pear trees. A delightful walled garden with raised vegetable beds, fruit cage and greenhouse. An EXTERNAL SWIMMING POOL with POOL ROOM adjacent that can be utilised as an internal pool with sliding protective shutters or an open-air swimming pool which lies adjacent an area of traditional lawn, interspersed with fledgling trees and GARDEN STORE whilst the property enjoys a charming side garden with a large tree-lined border providing privacy and enjoying exceptional views to the rear over open countryside. The property further enjoys an internal courtyard with a range of planting which enjoys all day sunshine.



Floorplan



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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Hawkedon, Suffolk

Hawkedon is a stunning village with a broad pastoral village green around the Church. This is surrounded by an interesting variety of buildings, country cottages, village hall, occasional butchers and only one hundred yards from the ever-popular Queens Head public house. Bury St Edmunds is 9 miles to the north, the market town of Sudbury approximately 11 miles to the southeast which has a branch commuter service to London Liverpool Street Station, Cambridge approximately 25 miles to the west.



Material Information

SERVICES: Mains water and private drainage. Mains electricity connected. Air source heating. Photovoltaic panels which produced £2,200 in 2023-2024. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

PROPERTY POSTCODE: IP29 4LQ.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and flint.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1800 mpbs download, up to 220 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 known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

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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