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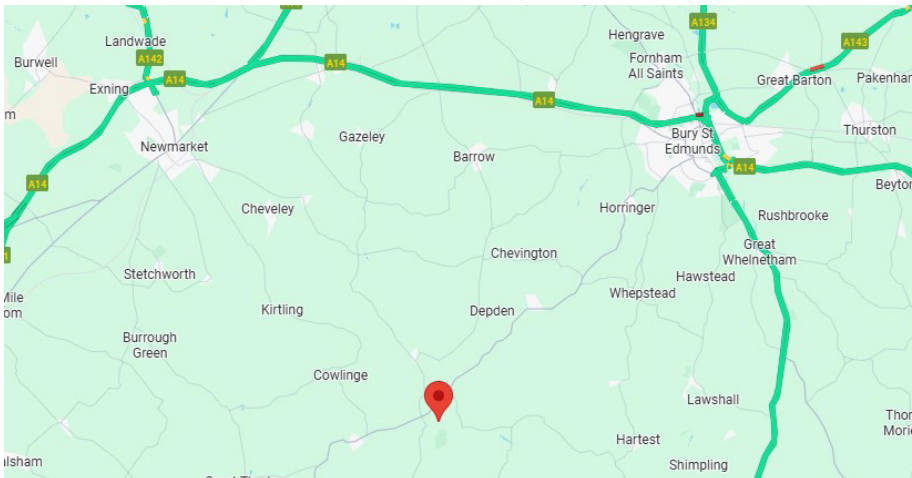
Water Lane Barn

Denston, Suffolk

Water Lane Barn

Water Lane, Denston, Newmarket, Suffolk

A generous circa. 3,741 sq.ft detached Grade II listed barn situated in a quiet semi-rural location with countryside views to the front and rear, enjoying grounds in all about 0.86 acres.



- Circa 3,741 sq.ft Grade II listed detached barn (including garage)
- Circa 0.86 acres
- Generous bedrooms
- Stunning reception rooms
- Potential for further improvement
- Large double garage
- Countryside views to the front and rear

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INTERIOR

ENTRANCE into a generous RECEPTION HALL with tiled flooring, storage cupboard with water softener, and galleried staircase leading to the first floor and doors to CLOAKROOM with WC and wash hand basin. DRAWING ROOM a stunning reception room with countryside views to the front and rear, exposed beams, with impressive fireplace with gas-fired stove set upon a raised brick hearth with storage into the recesses. DINING ROOM another impressive reception room with triple aspect views across the garden with French doors leading out. STUDY with exposed beams, fitted shelving and outlook to the front. KITCHEN/BREAKFAST ROOM another impressive room with exposed beams, high ceilings, range of wall and base units, Range Master cooker, plenty of space for a breakfast table and chairs and door to the UTILITY ROOM with stainless steel sink unit and space for a washing machine, tumble dryer and dishwasher, housing for boiler and door to the Garage.



FIRST FLOOR

Featuring a generous galleried STUDY/LANDING providing access to the roofspace and five impressive bedrooms, three of which are large doubles. The foremost of which is the MASTER BEDROOM with exposed beams, outlook to the front and a door to the En-Suite comprising pedestal sink unit, WC, bidet and pannelled bath. BEDROOMS 2 and 3 are generous double bedrooms. BEDROOM 3 enjoys a particularly lovely view over the rear gardens and countryside beyond. BEDROOM 2 is of dual aspect with views to the front and rear. BEDROOMS 4 and 5 are generous single bedrooms with outlook to the front. FAMILY BATHROOM comprising a pannelled bath, separate tiled shower cubicle, pedestal sink unit with a separate CLOAKROOM comprising WC and wash hand basin.



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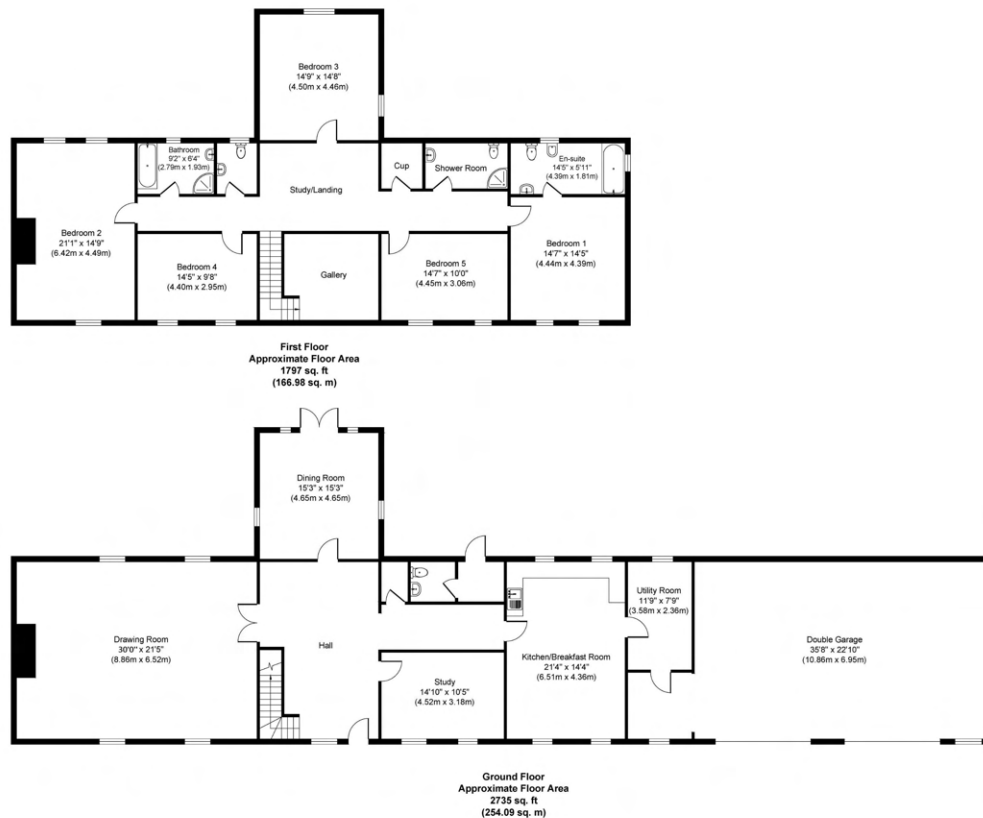
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EXTERIOR

The property is approached via a gravelled driveway opening into a further expansive gravelled area providing parking and turning for multiple vehicles, in turn leading to the spacious DOUBLE GARAGE with light and power connected. The impressive grounds wrap around the property incorporating large areas of traditional lawn with mature trees and flower beds interspersed, post and rail fencing to the front, left and rear boundaries with a large hedge boundary to the right hand side. The front garden features an impressive natural pond with an array of wildlife and generous rear gardens featuring a large expanse of traditional lawn, interspersed with mature trees, paved dining terraces and steps leading up and exceptional views over open countryside.



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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Denston, Suffolk

Denston is a picturesque village just 3 miles from the village of Wickhambrook where there can be found a petrol garage, shop and doctors surgery just 8 miles North West of the market town of Clare, which offers a comprehensive range of facilities including shops, doctor's surgery, public houses and hotels etc. A wider range of facilities can be found in the nearby racing towns of Newmarket and historic Bury St Edmunds both approximately 10 miles. Stansted Airport is 40 minutes and Cambridge is 35 minutes.



Material Information

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

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

COUNCIL TAX BAND: G. £3,738.33 per annum.

PROPERTY POSTCODE: CB8 8PP.

CONSTRUCTION TYPE: Wood frame.

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: Please ask us about these.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

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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