



DAVID
BURR

Harvest Barn,
Little Waldingfield, Suffolk



HARVEST BARN, LITTLE WALDINGFIELD, SUDBURY, SUFFOLK, CO10 0SY

Little Waldingfield is a most attractive village with the parish church of St. Lawrence nestled in the Suffolk countryside. The market town of Sudbury, with its comprehensive amenities (including a commuter rail link with London's Liverpool Street) is about 5 miles away. The historic settlement of Lavenham is some 4 miles distant.

A stunning five-bedroom barn situated in the pretty village of Little Waldingfield with 48ft vaulted studio barn, a further 35ft barn currently utilised as a garage with neighbouring workshop and private walled garden.

A splendid five-bedroom barn with studio space, walled garden and ample parking.

ENTRANCE VESTIBULE: An obscure glass panel door leads you to this room with opening leading to:-

DINING HALL: A stunning vaulted room with many of the original timbers on show, French doors leading to a rear terrace with pretty views over the walled garden beyond. Floor-to-ceiling windows fill this room with natural light with 16ft7in ceilings and open staircase leading to galleried landing.

DRAWING ROOM: A particularly elegant room with central stone fireplace with oak bressumer beam and inset log burner with useful alcoves to either side for furniture and two large windows filling the room with natural light offering pretty views over the rear garden.

Inner Hall: Opening to both kitchen/breakfast room and utility and door to boot room.

KITCHEN/BREAKFAST ROOM: The kitchen has been recently refitted with a range of traditional light oak shaker cupboards offering ample storage with a thick granite worktop and matching return incorporating a large butler sink with mixer tap and drainer, ceramic hob and extractor above, integrated dishwasher, one-and-a-half eye-level oven, fridge and freezer with a further dining seating area beyond. Exposed original timbers continue to be a feature throughout this room with views over the side garden and front towards St Lawrence's church.

STUDY/BEDROOM 5: Accessed off the entrance vestibule, this room is currently utilised as a generous study with exposed timbers and views over the

front garden but could also be utilised as a fifth bedroom with neighbouring downstairs cloakroom.

CLOAKROOM: WC and wash hand basin with mixer tap and vanity surround offering useful storage with stone worktop above.

UTILITY ROOM: Accessed off the inner hall, this room is fitted with matching oak shaker units to the kitchen with large butler sink and mixer tap and matching granite worktop. Space for washing machine and matching cupboard housing the newly fitted boiler.

BOOT ROOM: Accessed off the inner hall, this is a particularly practical room with space for shoes and coats with worksurface area and glass panel door leading to rear garden.

First Floor

GALLERIED LANDING: A grand landing space overlooking the dining hall and rear garden beyond with large double door airing cupboard and solid wooden doors leading to:-

MASTER BEDROOM: Two windows overlooking the rear garden fill this room with light with beautifully exposed timbers, his-and-hers fitted wardrobes with hanging rail and shelving as well as ample space for other bedroom furniture.

EN-SUITE: The recently updated three-piece suite consists of a large walk-in low-level shower with overhead shower and attractive tiled surround. WC and

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wash hand basin with mixer tap with mirrored cabinet and lighting above with attractive tongue and groove panelling and heated towel rail.

BEDROOM 2: A generous second bedroom with exposed eaves timbers with window overlooking the side garden.

BEDROOM 3: A generous size double bedroom with exposed timbers, currently utilised as a library and movie room with larger window offering views over rolling countryside and St Lawrence's church beyond.

BEDROOM 4: This room is currently utilised as an occasional bedroom with pretty views over the rear garden and exposed timbers.

FAMILY BATHROOM: A recently refitted suite consisting of a large panel bath with central mixer tap, overhead shower, shower screen and attractive tile surround, WC and wash hand basin with mixer tap and vanity storage with stone work surface, matching return and heated towel rail.

STUDIO BARN: This barn has been transformed by the current owners into a deluxe printing and arts studio with vaulted ceiling exposing original timbers and brickwork with floor-to-ceiling windows overlooking the rear garden and French doors providing access. This room has been fitted out with a range of bespoke workbenches with a vast amount of eye-level plug sockets, hot and cold water taps with butler sink, worktop lighting and shelving. This building could have a range of different uses and is a fantastic addition to the main house.

Outside

The front garden is predominantly laid to lawn with a range of established rose bushes and footpath leading to the front door. A shingle drive and wooden double gates leading to ample **OFF-ROAD PARKING** and in turn to the **GARAGE/BARN** with exposed timbers and brickwork and power connected. with neighbouring **WORKSHOP** that offers a great opportunity for secondary accommodation (subject to planning).

To the immediate rear of the property is a terrace seating area being a great space for entertaining with well-stocked raised colourful borders leading to a

lawned area surrounded by a beautiful brick wall with a range of climbers and rose bushes with outside water tap and butler sink and useful storage shed.

SERVICES: Main water and drainage. Main electricity connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

AGENT'S NOTES

The property is Grade II listed and stands within a conservation area.

EPC RATING: Exempt - listed.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: G.

TENURE: Freehold.

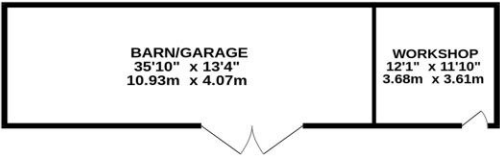
CONSTRUCTION TYPE: Timber and brick.

WHAT3WORDS: mash.irritated.engulfing

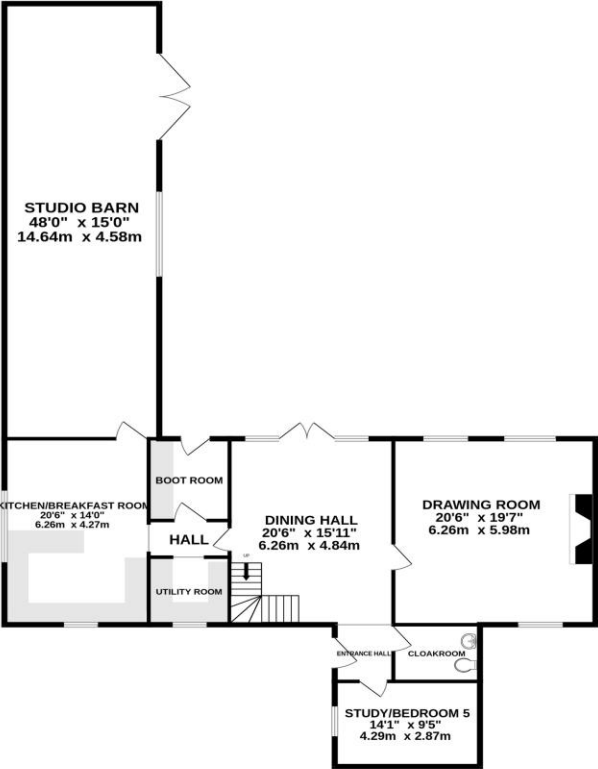
VIEWING: Strictly by prior appointment only through DAVID BURR.

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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GROUND FLOOR
2740 sq.ft. (254.5 sq.m.) approx.



TOTAL FLOOR AREA : 4124 sq.ft. (383.1 sq.m.) approx.
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1ST FLOOR
1384 sq.ft. (128.6 sq.m.) approx.

