



**Preston Barn, The Street,  
Preston St. Mary, Suffolk**

**DAVID  
BURR**



# PRESTON BARN, THE STREET, PRESTON ST. MARY, SUFFOLK, CO10 9NG

Preston St Mary is a pretty Suffolk village situated within easy reach of Lavenham (2 miles) with its wide range of amenities including shops, pubs, restaurants, primary school and doctors surgery. The village has its own church and pub and is on the whole surrounded by countryside and farmland. The village of Long Melford is about 8 miles, whilst the Cathedral town of Bury St Edmunds is 14 miles and the market town of Sudbury, with its commuter rail link to London's Liverpool Street is 9 miles.

A substantial barn conversion converted in 1987 and which fortuitously is not listed. The property stands within delightful, picturesque grounds in a peaceful setting overlooking a stunning pond within established gardens. The property offers almost 3000 sq ft of characterful accommodation over two levels which includes a drawing room, dining/living room, flexible ground floor bedroom/study with en-suite, kitchen/breakfast room, utility and cloakroom. Upstairs are three further bedrooms and two bath/shower rooms. The property benefits from extensive parking, a double garage and a carport as well as a range of useful outbuildings.

## An unlisted barn conversion in a beautiful setting with established gardens.

**ENTRANCE HALL:** An inviting area with a quarry tiled floor, high ceilings with skylight allowing for plenty of natural light, large storage cupboard off and doors leading to:-

**DRAWING ROOM: 20' 10" x 17' 6"** (6.35m x 5.33m) A splendid room with a 10ft high ceiling, exposed beams and two sets of glazed French doors opening out onto the extensive terracing and providing lovely views over the grounds. Wood burning stove set on a raised red brick hearth.

**Inner Hall:** Measuring approximately 33ft in length and with a tiled floor, exposed timbers and the staircase rising to first floor.

**DINING/LIVING ROOM: 25' 10" x 12' 8"** (7.87m x 3.86m) A well-proportioned room with exposed timbers and a wall of glass and double doors providing a view over the grounds. Plenty of room for a large dining table and chairs and with a fitted storage cupboard off.

**KITCHEN/BREAKFAST/LIVING ROOM: 20' x 17' 5"** (6.1m x 5.31m) A light room with a pretty view over the gardens and finished with a matching range of base and wall level lime washed units with worksurfaces incorporating a ceramic sink with mixer tap above and drainer to side. Space for a free-standing Range cooker set within the chimney breast with oak bressumer beam, mellow red brick surround and extractor fan within. Integrated appliances include a dishwasher, fridge, freezer and water softener. Various display cabinets including a plate rack. Plenty of room for a dining table and chairs and

space for an additional free-standing refrigerator/freezer. Recessed storage cupboard to the left of the chimney breast.

**UTILITY: 9' 10" x 5' 4"** (3m x 1.63m) With tiled flooring, high ceiling with skylight, base level units with space and plumbing for a washing machine and space for tumble dryer. Inset stainless-steel sink with drainer.

**CLOAKROOM:** With tiled flooring and partially tiled walls containing a WC, vanity suite and a heated towel rail.

**BEDROOM 3/STUDY: 12' x 9' 1"** (3.66m x 2.77m) A versatile room currently in use as a study providing an excellent space to work from home and with a pretty view over the gardens. The room could equally function as a comfortable double bedroom and benefits from a door leading onto:-

**EN-SUITE SHOWER ROOM:** With a high-quality walk-in shower with glass screen and rainfall style showerhead, WC, pedestal wash hand basin and a chrome heated towel rail.

### First Floor

**LANDING:** With a vaulted ceiling and twin skylights allowing for plenty of natural light and exposed ceiling beams. Door leading to:-

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**PRINCIPAL SUITE: 17' 7" x 11' 6"** (5.36m x 3.51m). A charming room full of character with numerous features including beams at different heights, vaulted ceiling and a wall of glass providing lovely views over the grounds.

**BATHROOM:** High ceiling, exposed beams, ball and claw foot roll top bath, separate fully tiled shower cubicle, heated towel rail, WC and wash hand basin.

**BEDROOM 2: 14' 7" x 10'** (4.44m x 3.05m) A dual aspect room with exposed beams and views over the gardens.

**BEDROOM 4: 14' 10" x 10'** (4.52m x 3.05m) Exposed beams and views over the garden.

**FAMILY BATHROOM:** Jacuzzi bath, period style fittings and shower attachment. Heated towel rail, WC and wash hand basin.

## Outside

Electric gates open to the long sweeping drive lit at night by street lamps. The driveway is shared by just Preston Barn and Hall Barn. The drive continues to the front of the property to provide parking.

**DETACHED DOUBLE GARAGE:** With twin up and over doors, **CAR PORT** to side and extensive parking in front.

The property enjoys a unique, almost magical setting nestled in the heart of the village surrounded by established trees in a park like setting that includes a pond as a focal point and is home to a variety of wildlife. Preston Barn enjoys open expanses of lawn and large areas of terracing designed with entertaining/dining 'al fresco' in mind.

**AMDEGA SUMMER HOUSE: 11'10" x 7'7"** (3.61m x 2.31m) Leaded glass windows and light and power connected.

A newly constructed outbuilding comprises:

**WORKSHOP:** A useful area with light and power and a fitted workbench.

**KENNEL:** An exceptional quality kennel with a storage area and enclosed bed area.

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

## AGENT'S NOTES

The property is unlisted.

Hall Barn and Preston Barn are the only two properties that share the drive.

As is not uncommon with a property and setting of this style, there are a number of covenants that apply, for a copy of these please speak to David Burr, Long Melford office.

**EPC RATING:** Band E – A copy of the energy performance certificate is available on request.

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

**TENURE:** Freehold

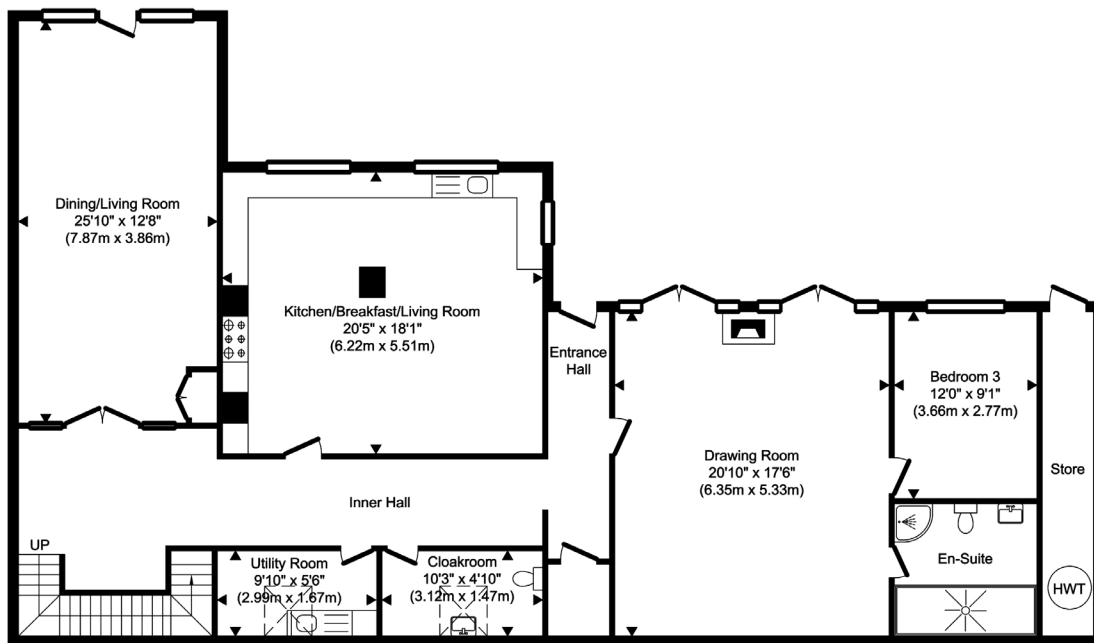
**CONSTRUCTION TYPE:** Timber framed

**WHAT3WORDS:** blink.nets.bathtubs

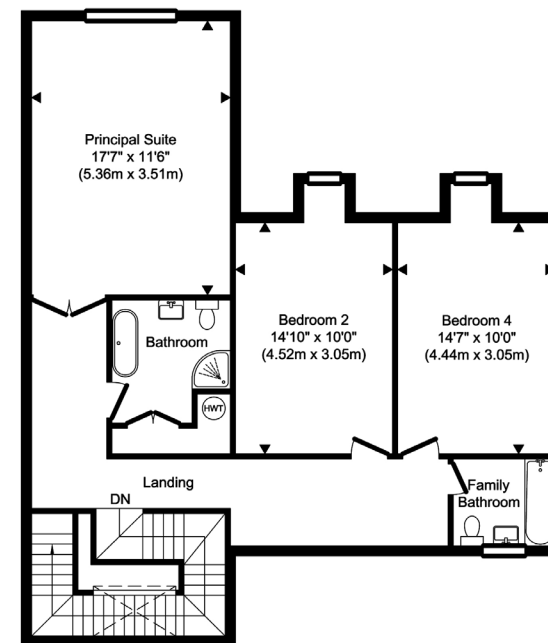
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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  
Approximate Floor Area  
1849.24 sq. ft.  
(171.80 sq. m)



First Floor  
Approximate Floor Area  
939.68 sq. ft.  
(87.30 sq. m)

TOTAL APPROX. FLOOR AREA 2788.92 SQ.FT. (259.10 SQ.M.)  
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