



**Constables Barn**  
**Foxearth, Sudbury, Suffolk**

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# Constables Barn, Foxearth, Sudbury, Suffolk, CO10 7HZ

Foxearth is a much sought after village characterised by its variety of period buildings and local amenities include a fine parish church. The market town of Sudbury lies about 4 miles south and its comprehensive amenities include a commuter rail link to London Liverpool Street. Cambridge is about 40 minutes drive away. The historic village of Long Melford (2 miles) provides a primary school, doctor's surgery, local shopping and specialist shops, antiques galleries, pubs, tea rooms and restaurants.

This stunning Grade II Listed barn conversion offers versatile living space that would suit a range of different lifestyles. The property occupies a rural position with exceptional countryside views. There is a double cart lodge, ample parking, swimming pool and established gardens. **In all about 0.33 acres.**

## A stunning Grade II Listed barn conversion in a rural setting with far reaching countryside views.

**ENTRANCE HALL:** A spacious inviting area with slim Oak casement windows, Oak stable door opening to rear garden and Suffolk latch doors to:

**DRAWING ROOM:** 8.79m x 7.21m (28' 10" x 23' 8") A simply stunning room with an exceptional vaulted ceiling, floor to ceiling exposed timbers and large casement windows providing good natural light. An attractive light Oak floor runs throughout and a set of double doors open onto the rear garden with countryside beyond. A sitting area with Vermont Encore log burner stove. A handmade Oak staircase rises to first floor and galleried landing. Useful storage cupboards.

**SITTING ROOM:** 7.19m x 4.39m (23' 7" x 14' 5") This light room can be utilised for a variety of uses and is currently a splendid office/sitting room with a wall of glass providing countryside views. Double doors open onto a terrace with the swimming pool beyond.

**FAMILY ROOM:** 8.43m x 3.66m (27' 8" x 12' max) A light room with a wall of glass and door opening onto the drive. This versatile room can be utilised to create annexe accommodation/games room/office etc. A brick floor runs throughout and a large shelved pantry cupboard provides useful storage. Further storage cupboards.

**BEDROOM 1:** 5.21m x 3.84m (17' 1" x 12' 7" max) A light room with exposed timbers, built in handmade solid Oak 'his and hers' double wardrobes with storage above. Fitted book shelving. Adjacent to this room is:

**BATHROOM:** With wonderful far-reaching views, spa bath, fully tiled shower cubicle, WC and wash hand basin with storage below and tiled worktop. Heated towel rail.

**AGA KITCHEN/BREAKFAST/LIVING ROOM:** 7.95m x 3.71m (25' 13" x 12' 2" max) Split into two distinct areas and enjoying stunning far reaching countryside views. There are an extensive range of oak units, and thick granite worktops with inset twin stainless steel sink units and mixer tap over. There is an oil-fired AGA and large conventional electric oven with five ring gas hob and extractor fan over. Space/point for American style fridge/freezer. Plumbing for dishwasher.

**BOOT/UTILITY ROOM:** 3.73m x 2.16m (12' 3" x 7' 1") A useful room with large full height storage cupboards and worktops with inset stainless-steel single drainer sink unit. Plumbing for washing machine and space for tumble dryer.

**CLOAKROOM:** Fitted WC and wash hand basin.

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## First floor

**GALLERIED LANDING:** Enjoying splendid views over the main drawing room. Built in double linen cupboard, access to loft storage space and doors to:

**BEDROOM 2:** 4.32m x 3.25m (14' 2" x 10' 8" max) With a wall of glass designed to take full advantage of the far-reaching countryside views. Exposed timbers, built in Oak fronted double wardrobes and door to:

**EN-SUITE:** A shower could be incorporated within this room but currently there is a WC, bidet and wash hand basin with storage below and tiled worktop. Heated towel rail.

**BEDROOM 3:** 3.76m x 2.84m (12' 4" x 9' 4" max) A light room with exposed timbers.

**BEDROOM 4:** 4.24m x 2.72m (13' 11" x 8' 11" max) Overlooking the terrace and swimming pool with garden beyond. Exposed timbers and useful built in storage cupboard.

**BATHROOM:** Large walk-in shower cubicle, WC and wash hand basin. Heated towel rail. Exposed beams.

## Outside

A twin set of double gates open to a sweeping gravel drive which provides parking for several vehicles and in turn leads to:

**DOUBLE CART-LODGE:** With light and power connected. Attached store room.

The gardens are one of the property's key features with a wide-open expanse of lawn bordered by established shrubs, hedges, specimen trees, rose beds etc. Occupying an elevated position, the boundaries have been kept deliberately open to take full advantage of the stunning far reaching countryside views.

The area to the south west of the property has been well planned to make the most of the afternoon/evening sun and includes a large terrace ideal for entertaining and generous **SWIMMING POOL**, partly walled and with a dense hedge to keep off any breeze.

There is a further area of garden with an expanse of lawn, established shrubs and useful storage shed. Outside power and lighting are connected.

**In all about 0.33 acres.**

**SERVICES:** Mains water and electricity are connected. Private drainage by sewage treatment. Oil fired heating to radiators. **NOTE:** None of the services has been tested by the agent.

**LOCAL AUTHORITY:** Braintree District Council, Causeway House, Bocking End, Braintree, Essex. CM7 9HB (01376 552525).

**COUNCIL TAX BAND:** G.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Timber framed.

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

**EPC RATING:** Exempt – Listed.

**WHAT3WORDS:** ///eventful.debate.names

**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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