



DAVID
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**The Barns at The Old Rectory, Old Bury Road,
Alpheton, Suffolk**



THE BARNS AT THE OLD RECTORY, OLD BURY ROAD, ALPHETON, SUFFOLK, CO10 9BT

Alpheton is a rural village with Parish Church, standing about 3 miles north of the historic and well served village of Long Melford and about 4 miles from glorious Lavenham. The Cathedral town of Bury St Edmunds is about 9 miles north and in addition to its comprehensive amenities provides access to the A14 trunk road with fast links to Ipswich, Cambridge, the M11 and London. Trains from Sudbury (7 miles) reach London Liverpool Street in around 75 minutes.

This is a fantastic opportunity to create your dream home from two contrasting barns: one a large, purpose-built studio barn completed in 2017 offering light, open-plan living and vaulted rooms, the other a remarkable 17th century barn which is heavily timbered, both sitting within grounds measuring circa 1 acre including a large natural pond, mature trees, and surrounded by organic fields.

Two dramatic barns in a stunning location

Existing barns

Full planning and listed building consent can be found on the Babergh website with reference number for listing building consent being DC/24/00601 and planning permission being DC/24/00574. The modern barn, finished to a high standard and completed in 2017, was created as a large, purpose-built studio for recording music and video, its main studio measuring 52'11" x 30'7" together with adjacent kitchen, cloakrooms and control room and a full height entrance hall with staircase to the first floor. On the first floor are two further rooms, much of whose construction will be retained in the conversion. Beyond the modern studio barn sits the 17th century barn which is proposed as a large vaulted reception room maintaining the building's considerable character, including a galleried area and splendid fireplace.

Conversion

The proposed plans retain much of the modern barn's existing structure, allowing for a much simpler conversion, including four double bedrooms each with en-suites. The master bedroom, which also has a dressing room, is accessed via a dramatic first floor walkway over the part-vaulted dining/living room below. From that main living space are proposed doors leading out to the garden. The boot room and utility room are accessed from the entrance hall neighbouring a ground floor playroom (or home office). Beyond the modern barn will be the proposed glass link entrance hall leading to the 17th century barn. This barn is proposed as a wonderful vaulted drawing room with exposed timbers and a galleried mezzanine area beyond. At the back of the historic barn, accessed from outside, are three stores providing space for garden machinery, furniture and more.

Outside

The property is approached via a long private drive leading to established grounds amounting to circa 1 acre with a wonderful natural pond and an established hedgerow boundary abutting delightful field views and the grounds of the neighbouring Old Rectory.

AGENT'S NOTES

Buyers should satisfy themselves and understand their responsibilities by familiarising themselves with all planning documents provided on the Babergh Mid Suffolk website with reference numbers DC/24/00601 and DC/24/00574 as mentioned above.

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Current Barn Plans



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Converted Barn







