

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS



11 White House Barns, Elmswell,
Bury St. Edmunds, IP30 9GY

Guide Price
£199,950

Charming barn style terraced home occupying a unique private setting within communal grounds, centred around a pleasant courtyard.

Offered for sale CHAIN FREE the property provides a comfortable level of accommodation and combines all modern facilities with the character feel of a much older home.

This delightful home occupies a private setting at the end of a small lane just off the village centre and the attractive grounds include a pond, gardens, ample parking and a single garage with power and light connected.

Elmswell offers excellent local amenities including: 2 general stores, post office, community centre, public house, church, nursery and a popular primary school. The village railway station provides easy access to Stowmarket and Bury St. Edmunds. There is a mainline rail link from Stowmarket to London Liverpool Street. The A14 provides a fast route to Ipswich and Cambridge.

The historic market town of Bury St. Edmunds is around 10 miles to the west and offers superb educational, recreational and shopping facilities. Stowmarket is around 5 miles to the east.

- Unique 2 bedroom terraced home
- Cloakroom, sitting room, stylish fitted kitchen
- Communal gardens, garage and ample parking
- Gas fired central heating, sealed unit glazing
- Excellent local amenities, good A14 access
- Village train station, LONG LEASE
- NO UPWARD CHAIN - early viewing advised



Whether you are looking for the perfect place to retire, a holiday home, investment opportunity or first time buy, this lovely property is bound to appeal. White House Barns is a small development of converted and new barn style homes centred around a landscaped courtyard.

Presented in good decorative order throughout, the open plan design of the ground floor provides a comfortable living space. The smart fitted kitchen features a range of built in/integrated appliances, including a fridge/freezer, washing machine, dishwasher, double oven and hob. The property benefits from a water softener, gas fired combi boiler, sealed unit double glazing and is being sold with the benefit of having NO UPWARD CHAIN.

Tenure: The property is on a long lease of 999 years with approximately 980 years remaining. There is an annual ground rent of £100 per year and the service/maintenance charge from 01/01/24 to 30/06/24 was £741.72. The Annual insurance charge is TBA.

COUNCIL TAX - BAND B

EPC - C

COUNCIL - Mid Suffolk

SERVICES - All main services connected

BROADBAND - Ofcom states Superfast broadband is available

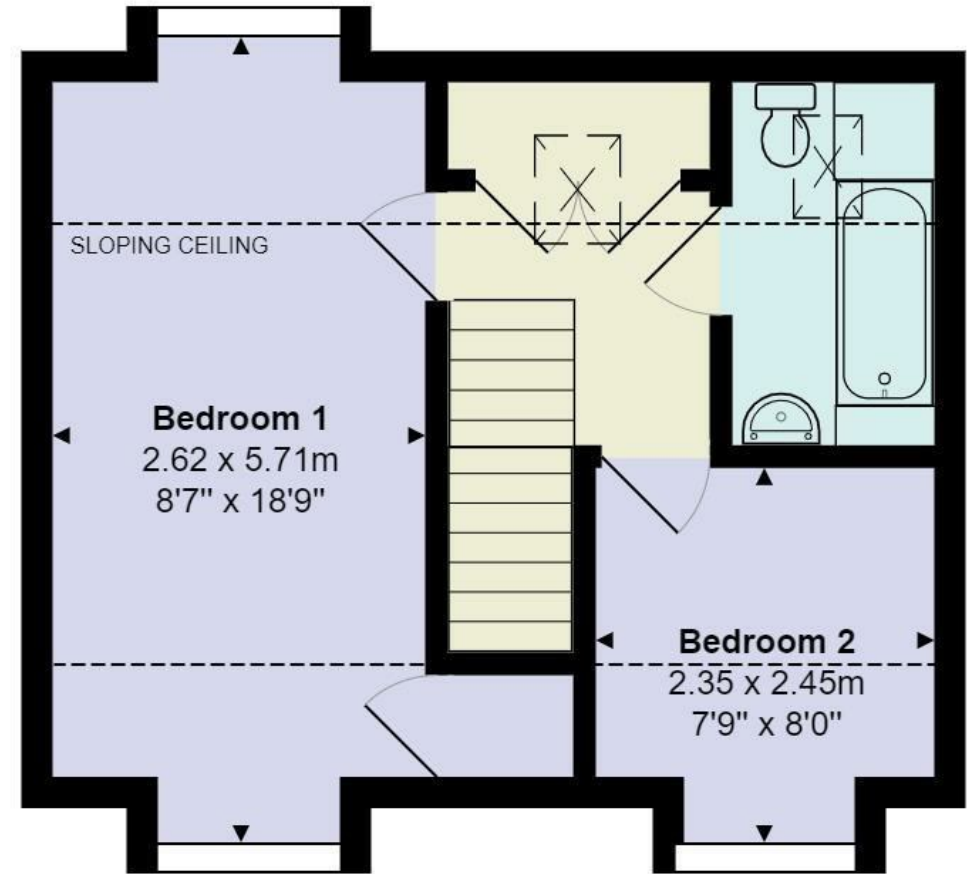
Mobile - Ofcom states all mobile phone providers are likely

WHAT3WORDS - [///selling.townhouse.protects](https://www.what3words.com/selling/townhouse/protects)

Directions

The turning for White House Barns is situated off Ashfield Road, shortly before leaving the village and just before the new Ashfield Park development.





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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