

HEPWORTH ROAD BARNINGHAM, IP31 1BP FOR SALE

- 19TH CENTURY COTTAGE
- BEAUTIFULLY PRESENTED
- 2/3 BEDROOMS
- BESPOKE KITCHEN
- MODERN BATHROOM
- LIGHT AND AIRY THROUGHOUT
- PERIOD FEATURES
- POPULAR VILLAGE



PRICE
£395,000



GD Estates is delighted to offer to the market this beautifully presented, 2/3 bedroom 19th-century cottage located in the popular village of Barningham.

The property dates back to the 1800's and is bursting with period features, but has also been sympathetically modernised by the current owners, including a newly fitted kitchen, bathroom, and cloakroom, and presents a fantastic opportunity to own a unique home.

The internal accommodation comprises two double bedrooms, a third double bedroom/study, a modern bespoke kitchen, a living room, a dining room, and a cloakroom. Externally, there is a landscaped garden and off-road parking for multiple vehicles.



LOCATION:

Located in the desirable village of Barningham, this home enjoys a idyllic rural setting just a short diatcnce from the market town of Bury St Edmunds. The village boasts a strong sense of community and excellent local amenities, including a primary school, village pub, convenience store with a post office, and beautiful surrounding countryside walks, all while maintaining great road links to nearby Diss, Thetford, and the A143.

ENTRANCE HALLWAY:

The property is accessed via a wooden entrance door leading into a welcoming hallway. The hallway benefits from a radiator, a useful understairs storage cupboard, stairs rising to the first floor, access leading to living room and open access to the dining room.

LIVING ROOM

17' 4" x 11' 7" (5.28m x 3.53m):

Light and airy dual-aspect living room featuring beautiful exposed ceiling beams and an attractive inglenook fireplace with exposed brickwork, a substantial timber lintel, and a freestanding cast iron wood-burning stove set on a tiled hearth. uPVC windows to the front and rear elevations provide excellent natural light, and there are two radiators.

DINING ROOM

13' 11" X 11' 3" (4.24M X 3.43M):

Characterful dining room featuring a traditional inglenook-style fireplace with an exposed brick chimney breast, substantial timber bressummer beam, and cast iron wood-burning stove, creating an attractive focal point and enhancing the room's period charm. Further features include exposed wooden ceiling beams, uPVC windows to the front and rear elevations providing ample natural light, and a radiator.

KITCHEN

23' 1" x 7' 8" (7.04m x 2.34m):

Accessed via an oak door is the beautifully presented bespoke contemporary kitchen fitted with a comprehensive range of wall-mounted and base units set beneath square-edge quartz worktops with complementary tiled splashbacks. An inset sink with mixer tap is provided, together with space and plumbing for a washing machine, tumble dryer and fridge-freezer. Integrated appliances comprise an induction hob with extractor hood over, two electric ovens, one of which is a steam oven, together with a water softener. Natural light is provided by a uPVC window to the rear elevation and two uPVC windows to the side elevation. A stable door gives access to the rear garden. The room is completed by a radiator and parquet flooring.

CLOAKROOM:

With a low level WC and wall mounted wash hand basin.



STUDY/BEDROOM 3

11' 7" x 10' 6" (3.53m x 3.2m):

Versatile dual-aspect room accessed via an oak door with uPVC windows to the front and side elevations, providing an abundance of natural light. Offering flexible accommodation, the room could be utilised as a third bedroom, home office, craft room, playroom, or additional reception room to suit a variety of requirements.

LANDING:

Spacious landing with uPVC windows to front and rear aspect, loft hatch and access to all first floor accommodation.

BEDROOM 1

11' 3" x 10' 10" (3.43m x 3.3m):

A well-proportioned double bedroom with characterful exposed wooden beams, a uPVC window to the front elevation, and a radiator.

BEDROOM 2

11' 8" x 9' 6" (3.56m x 2.9m):

A well-proportioned double bedroom with characterful exposed wooden beams, uPVC windows to the front and rear elevation, and a radiator.

BATHROOM

8' 9" x 7' 3" (2.67m x 2.21m):

A stylish and well-designed shower room featuring a walk-in shower enclosure with mains-fed rainfall shower, a low-level WC with storage above, and a contemporary wall-mounted wash hand basin with vanity storage beneath. A uPVC window to the front elevation provides natural light, while a heated towel rail adds comfort and practicality.

EXTERNALLY:

To the rear, the property enjoys a beautifully landscaped garden, predominantly laid to lawn and complemented by attractive raised flower beds. A raised patio provides an ideal space for outdoor dining and entertaining, while a substantial garden shed offers useful storage.

To the side of the property, a driveway provides off-road parking, together with a useful enclosed storage area housing the oil tank and offering secure external storage.

To the front, there is additional off-road parking.

TENURE:

The property is FREEHOLD and to be sold with vacant possession.

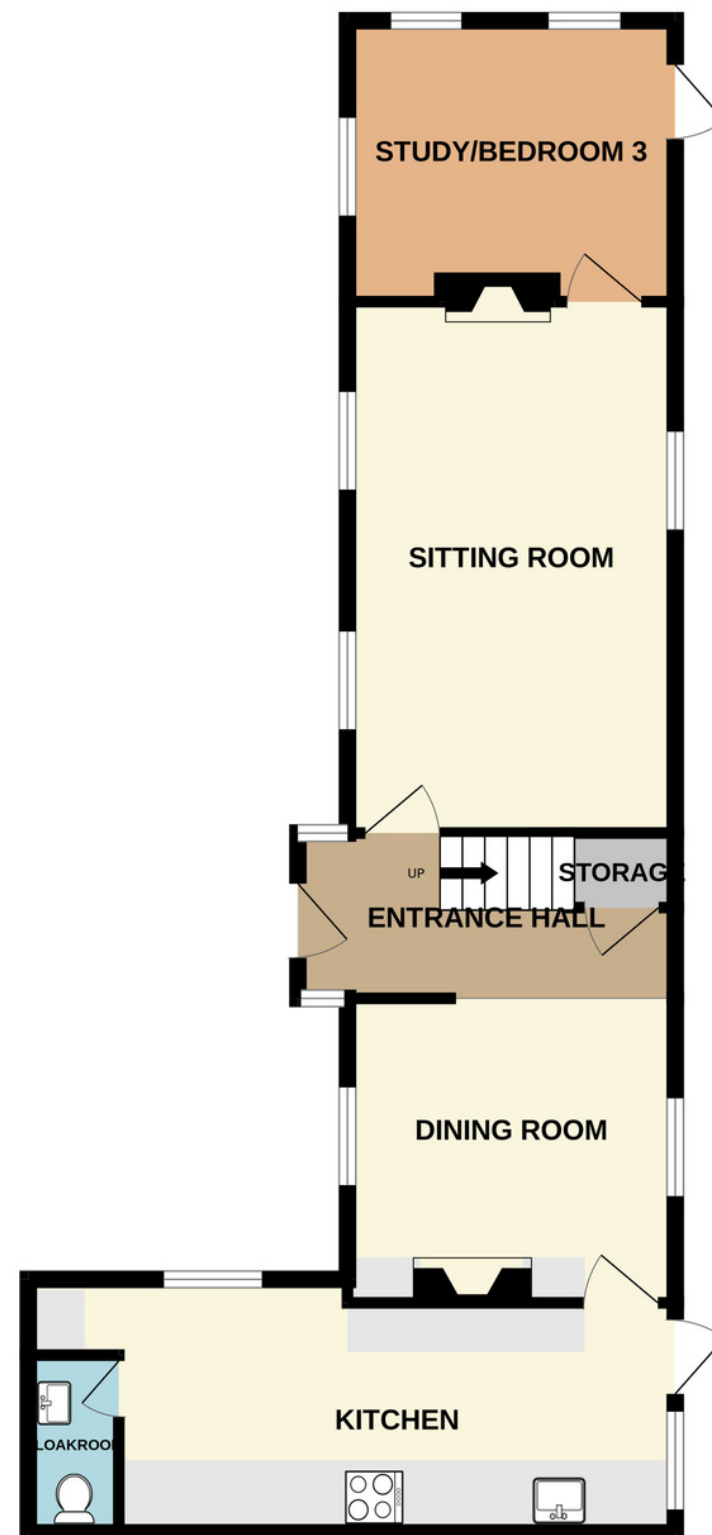
SERVICES:

The property benefits from mains water, electricity and drainage, together with oil-fired central heating.

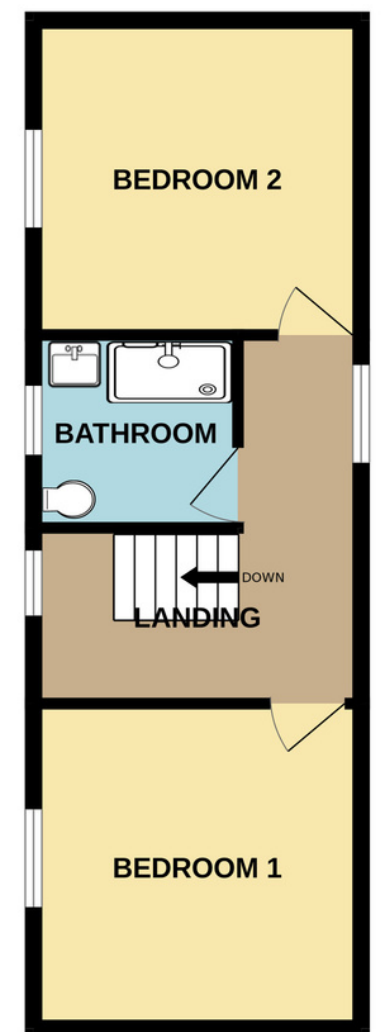




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