



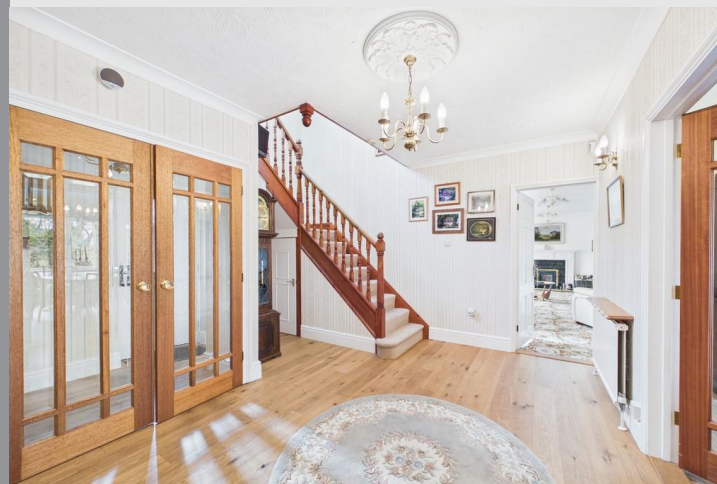
Bardwell Road

Barningham | Bury St Edmunds | Suffolk | IP31 1DF

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New Lodge

A substantial four-bedroom family home with a separate one-bedroom self-contained bungalow, set within approximately half an acre. Ideal for multi-generational living or potential rental income.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Step Inside

Upon stepping inside, the property immediately impresses with a wonderful sense of space, light, and warmth, creating an inviting and homely atmosphere from the outset. The welcoming entrance hall leads through to a generous reception hall, setting the tone for the well-balanced and thoughtfully arranged accommodation beyond. The ground floor offers a superb blend of formal and informal living spaces, including an elegant sitting room with charming character features and views over the gardens, alongside a bright and spacious kitchen/breakfast room perfectly suited to modern family life and entertaining. Each room flows seamlessly into the next, enhancing both practicality and comfort.

Upstairs, the feeling of space continues with well-proportioned bedrooms, all benefitting from built-in wardrobes, providing excellent storage throughout. The principal suite offers a peaceful and private retreat, completing the sense of a home designed with both style and functionality in mind.

There is also a well-presented and deceptively spacious one-bedroom attached annex which offers self-contained accommodation suitable for a variety of uses. The property comprises a welcoming entrance hall leading to a generous lounge/dining room, a well-appointed fitted kitchen, a good-sized shower room, and a double bedroom with built-in wardrobes providing ample storage.

Enjoying pleasant views over the surrounding gardens, the annex offers a private environment while remaining connected to the main residence. Externally, it benefits from its own dedicated parking area accessed via the main driveway.

Ideal for accommodating a family member, such as a dependent relative or older child, the annex also presents an excellent opportunity for rental or guest accommodation, making it a versatile addition to the home.

Viewings are highly recommended to fully appreciate the scale, flexibility, and exceptional lifestyle this remarkable home offers.





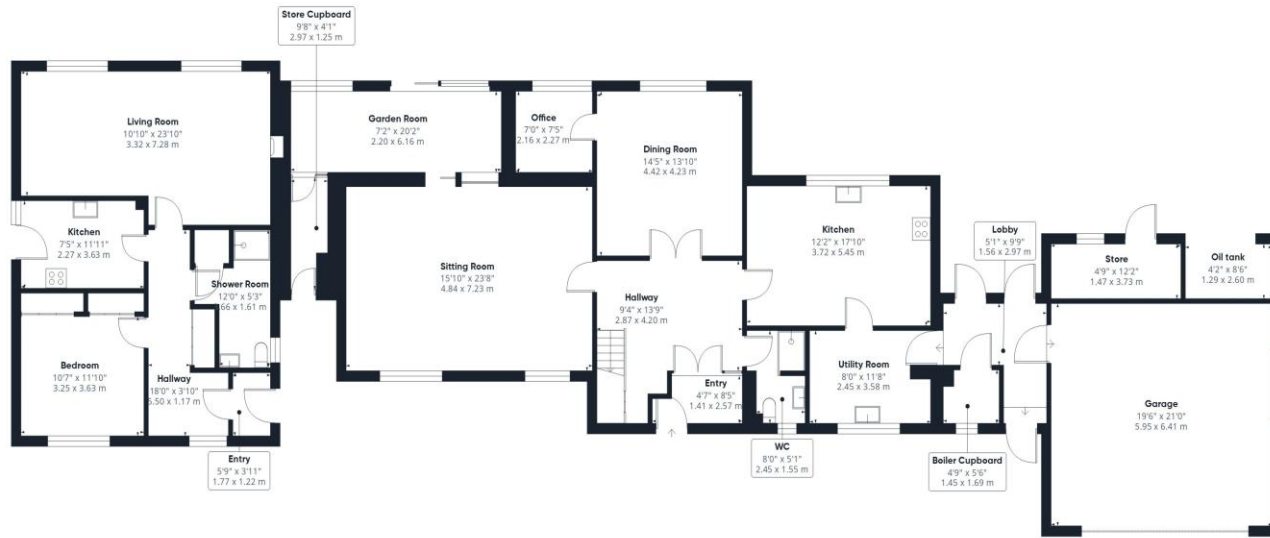
Step Outside

Externally, the property is equally impressive, occupying beautifully maintained grounds of approximately half an acre. The approach is via a sweeping gravel driveway, offering extensive parking and turning space, and leading to a substantial double garage, ideal for both storage and secure parking. The gardens are a particular feature of the property, enjoying a high degree of privacy and thoughtfully landscaped to create a tranquil and picturesque setting. Expansive lawns are complemented by mature hedging and well-stocked borders, while a variety of terraces provide perfect spaces for outdoor dining and relaxation. A striking ornamental pond with waterfall and bridge forms an attractive focal point, enhancing the overall charm of the grounds. In addition, a delightful summerhouse offers a peaceful retreat, ideal for enjoying the surroundings, while further features such as the vegetable garden and outbuildings add to the practicality and lifestyle appeal of this exceptional home.



Location

Barningham is a well-served village northeast of Bury St Edmunds. It has a village store, public house, Post Office, a church, and a primary school. The vibrant market town of Bury St Edmunds provides an array of shops, restaurants, cinemas, theatres, and year-round events for all the family. There are good road and rail links with nearby Stowmarket railway station providing a direct service to London Liverpool Street. Nearby Bury St Edmunds, with over a thousand years of rich heritage, provides an outstanding array of amenities, from award-winning restaurants and boutique shops to cultural landmarks such as the magnificent St Edmundsbury Cathedral and the beautifully kept Abbey Gardens. Its vibrant arts scene includes The Apex, Theatre Royal, cinemas, and annual festivals, making the town widely known as "a jewel in the crown of Suffolk."



Ground Floor



Floor 1



Approximate total area¹⁾
3712 ft²
344.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Services

- Mains electric, water and sewerage
- Oil Central Heating
- EPC Rating
Main house – D
Annexe – D
- Council Tax Band
Main House – F
Annexe -A
- Freehold

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. In internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.



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