

DAVID
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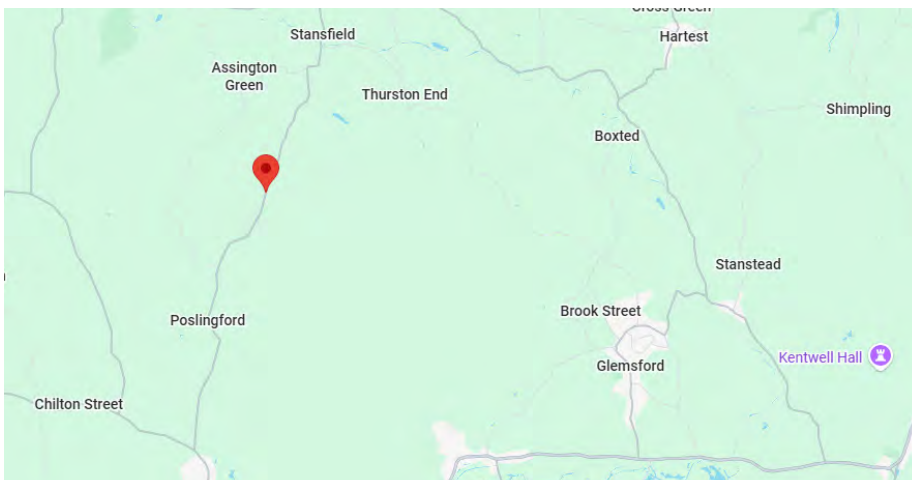
Potters Barn

Poslingford, Suffolk

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Stansfield Road, Poslingford, Suffolk CO10 8RE

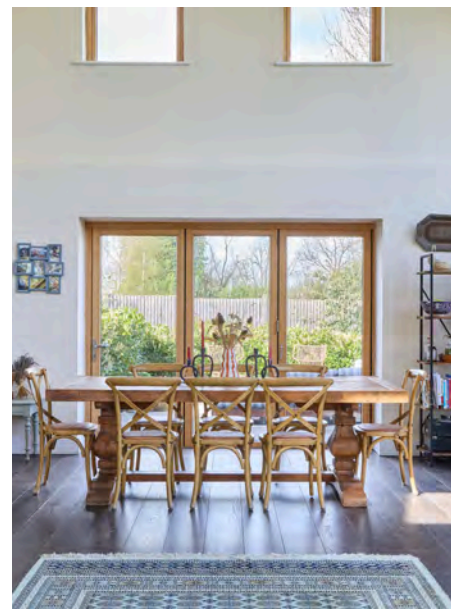
A stunning contemporary circa. 3700 sq.ft detached barn conversion enjoying an incredible amount of natural light via Vista windows, offering exceptional views over open countryside and further enjoying a high quality internal specification with private gated driveway, situated within a quiet semi-rural edge of village location.



- A stunning contemporary circa. 3700 sq.ft detached barn conversion
- Exceptional countryside views over countryside
- High quality specification
- Gated driveway providing parking and turning for multiple vehicles
- Gardens
- Quiet semi-rural edge of village location

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INTERIOR

Entrance into GALLERIED HALLWAY where the eye is drawn naturally to the open-plan KITCHEN/FAMILY AREA with a full height Vista window offering exceptional views over open countryside with two sets of bi-fold doors opening to the terrace, an ideal space for entertaining whilst forming the hub of the home with the Kitchen comprising a range of handmade wall and base units under silestone worktop with double Belfast sink inset. Integrated appliances include a range-style cooker and dishwasher. A door leads through to the generous pantry with fitted shelving and space for an American style fridge/freezer. SITTING ROOM another generous reception room with two sets of French doors leading out and a log burning stove set upon a stone tiled hearth. PLAYROOM another generous reception room with outlook to the front, currently utilised as a playroom but could be used also as a formal dining room, study or further bedroom. BOOT ROOM A generous Boot Room with a further range of fitted units under worktop with ceramic sink inset, plenty of space for coats and shoes. Space and plumbing for a washing machine and sliding door to the PLANT ROOM. Tiled flooring and underfloor heating throughout the ground floor.

FIRST FLOOR

Upon access to the first floor rooms you are met with an enviable landing/office space with views over the galleried areas below and stunning open countryside beyond. A door off the immediate landing gives access to GUEST ROOM a generous double bedroom with built-in wardrobe and views over open countryside. En-Suite comprising a tiled shower cubicle, pedestal sink unit, WC, heated towel and extensively tiled walls and flooring. French doors lead through to the INNER HALLWAY with access to the MASTER BEDROOM and two further double bedrooms. The Master Bedroom comprises a generous partly-vaulted double bedroom area with a walk-in fully fitted Dressing Room, views over open countryside and a stunning En-Suite comprising a freestanding roll-top bath with ball and claw feet, separate walk-in shower, vanity sink unit, WC, heated towel rail and extensively tiled walls and flooring. FAMILY BATHROOM comprising a panelled bath with shower over, vanity sink unit and WC. Extensively tiled walls and floor.



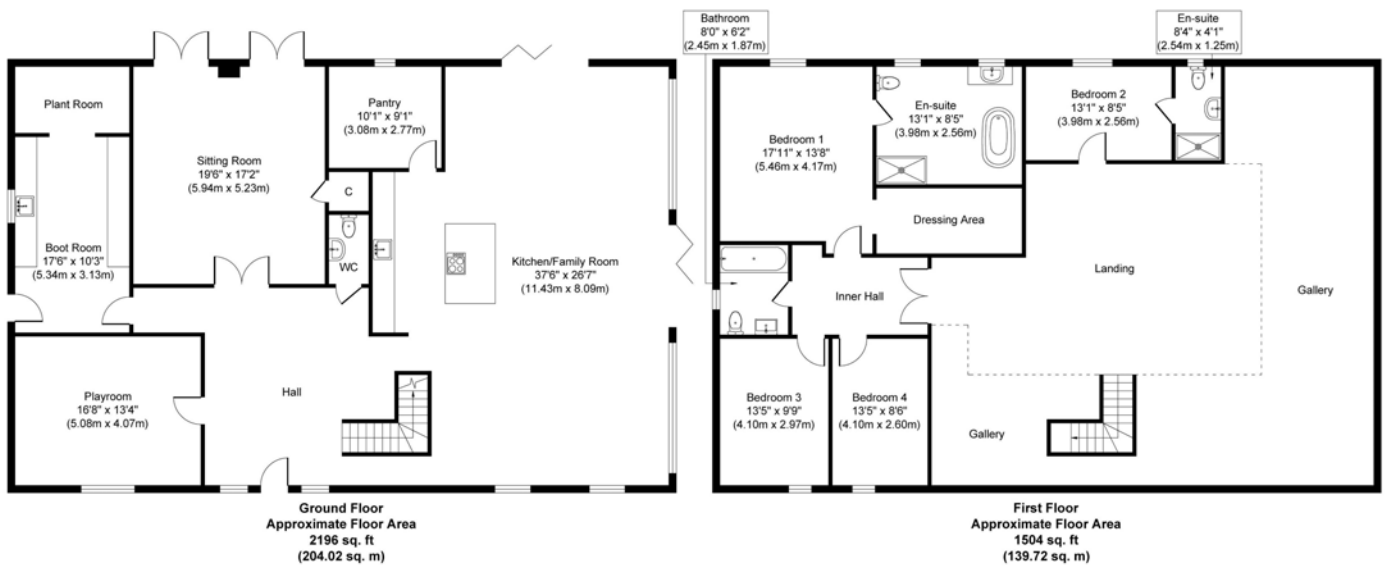
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EXTERIOR

The property is approached via a retaining wall with electrically controlled Suffolk gates opening to a gravelled hedge-lined driveway providing an opening into an extensively graveled parking area, providing parking and turning for multiple vehicles. The gardens encompass the property on all sides with a garden shed and bin storage, with the prominent formal garden railed off from the driveway, opening into an expanse of paved dining terrace set adjacent an area of traditional lawn with mature fencing and privacy screens, range of mature trees, children's play area and a low-level fence offering exceptional views over open countryside as well as secluded seating areas enjoying stunning countryside surroundings.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Poslingford, Suffolk

Poslingford is a pretty village situated approximately 2 miles north of the market town of Clare. The area is predominantly surrounded by countryside and farmland and the town of Clare itself offers a number of facilities including shops, Doctors surgery, public transport facilities and many recreational facilities. The market town of Sudbury with its comprehensive facilities including a commuter rail link to London Liverpool Street is approximately 9 miles east.



Material Information

SERVICES: Mains water and shared sewage treatment plant. Mains electricity connected. Oil-fired heating with Calor Gas for cooker.
NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: G. £2,351.00 per annum.

PROPERTY POSTCODE: CO10 8RE.

TENURE: Freehold.

CONSTRUCTION TYPE: Concrete frame.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1800 mpbs download, up to 220 mpbs upload. **Telephone Signal:** Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: Ask Agent.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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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