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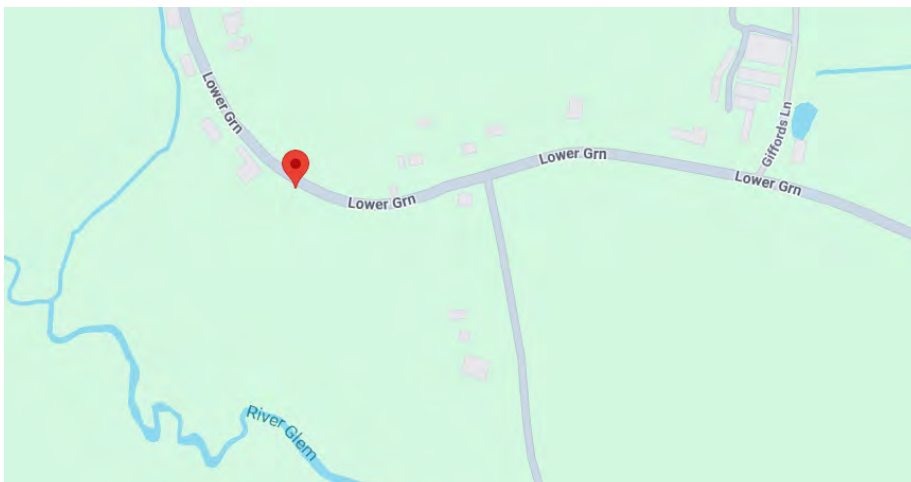
Gospel Hall

Denston, Suffolk

Gospel Hall

Lower Green, Denston, Suffolk CB8 8PN

This redesigned, former Gospel Hall has been recently renovated by a local renowned architect to a particularly high standard and offers circa. 1,561 sq.ft of luxury living space. The property further benefits from a double car port and gardens. Gospel Hall is understood to have dated back from 1888 and built on land which was originally owned by Greene King Breweries. The property is sited in the picturesque part of the small village of Denston, surrounded by the rolling countryside, residential dwellings and The Queen's Head Public House.



- Recently renovated former Gospel Hall
- Renovated to a particularly high standard
- 1,561 sq.ft of luxury living space
- Three bedrooms with en-suite to master
- Double car port
- Gardens
- Countryside views

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INTERIOR

Entrance via porch into open-plan LIVING/KITCHEN AREA. An extremely light and airy room with double aspect windows and wood burning stove set upon a brick hearth. KITCHEN comprehensively fitted with a range of wall and base units with preparation island and stainless steel sink inset. Integrated appliances include a Bosch fridge/freezer, an electric cooker and washing machine. A HALLWAY leads through to BEDROOM 1 with bi-fold doors opening onto a large decked area, with views onto the brook and fields across Denston. Jack and Jill En-Suite comprising a rainfall shower, WC, wash hand basin, vanity mirror with blu tooth. BEDROOM 2 a good sized double bedroom with door leading out to the rear. BATHROOM with window to the front aspect, tiled shower cubicle and WC. Stairs lead up to BEDROOM 3 a wonderfully light room with windows to one side, with lovely views out over the brook and countryside beyond, through to the GALLERIED LANDING overlooking the open living space.

EXTERIOR

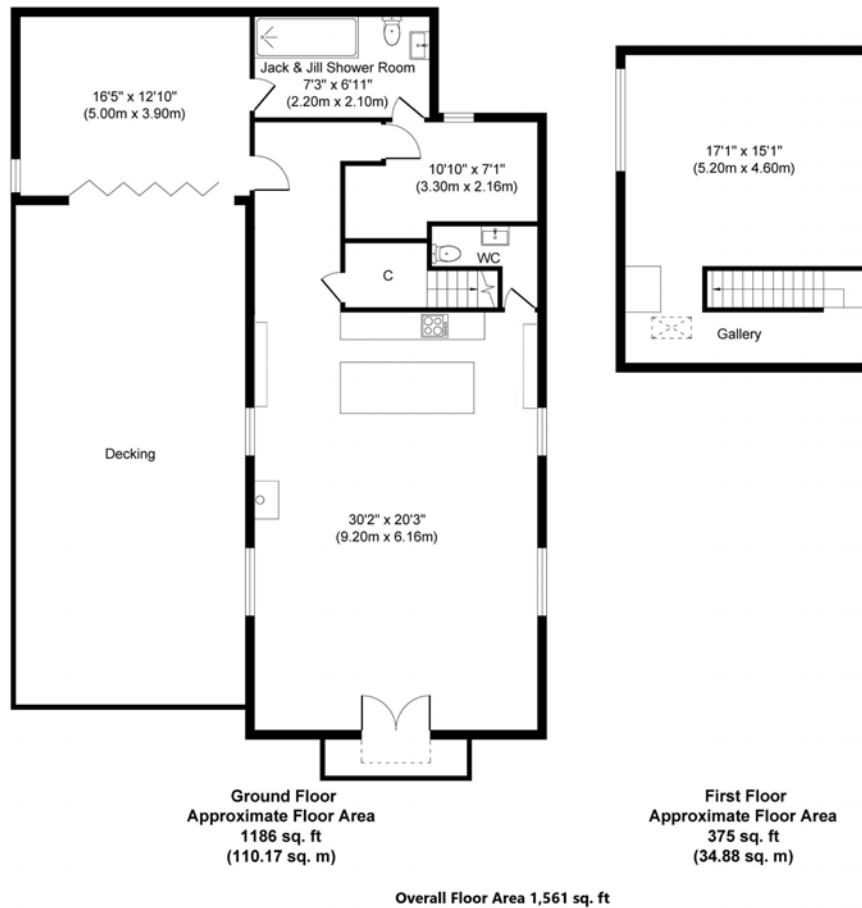
The property enjoys an enviable setting amongst the trees, giving you a feeling of serenity. A parking area provides parking and turning for multiple vehicles, which in turn lead to the double car port.



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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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Denston, Suffolk

Denston is a picturesque village just 3 miles from the village of Wickhambrook where there can be found a petrol garage, shop and doctors surgery just 8 miles North West of the market town of Clare, which offers a comprehensive range of facilities including shops, doctor's surgery, public houses and hotels etc. A wider range of facilities can be found in the nearby racing town of Newmarket and historic Bury St Edmunds both approximately 10 miles. Stansted Airport is 40 minutes and Cambridge is 35 minutes.

Material Information

SERVICES: Mains water and septic tank. Mains electricity connected. Solar panels, air source heat pump. 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: TBC.

PROPERTY POSTCODE: CB8 8PN.

EPC: Band TBC.

TENURE: Freehold.

CONSTRUCTION TYPE: Wood frame.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 5,500 mpbs download, up to 5,500 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.

ASBESTOS/CLADDING: Further information please. Agent's note: The rear extension has a custom made zinc roof.

RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: 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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