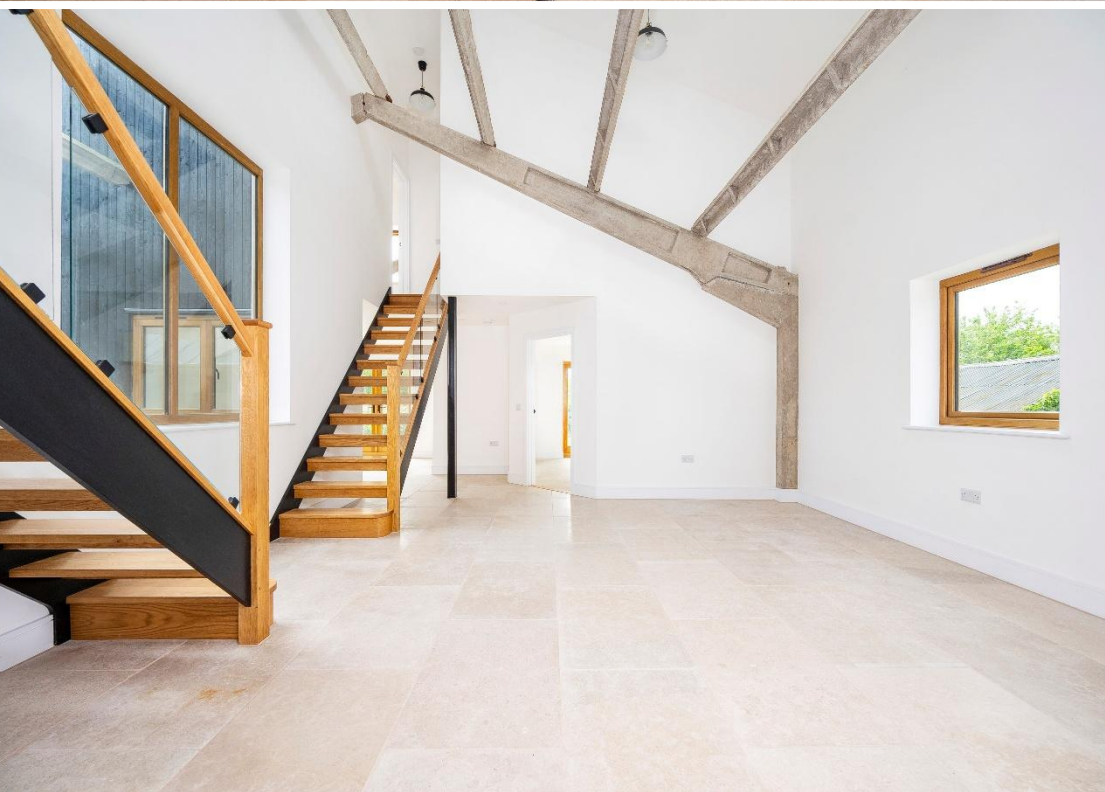




**Waits Barn,
Belchamp Walter**

**DAVID
BURR**



Waits Barn, Bells Road, Belchamp Walter, CO10 7AR

Belchamp Walter is just 6 miles from Sudbury, a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Braintree (14 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

Sitting on the edge of Belchamp Walter, a thriving rural village is the stunning four-bedroom, four-bathroom barn conversion. The property is the perfect combination of contemporary finish with an industrial twist from its original concrete beam construction that is a skeleton to the light and spacious accommodation. Enjoying a rural countryside setting the barn has a south facing garden, landscaped for privacy with ample parking and double bay cart lodge.

A wonderful four bedroom bespoke barn conversion in an idyllic countryside.

The Barn

You are initially greeted by a large kitchen breakfast room finished with contemporary unit with matching island creating a breakfast bar seating area with stone worksurface. This is a well-served kitchen with integrated high-quality appliances and being double aspect, it is particularly lights with French doors leading onto a central courtyard garden area to the front. This leads onto a vaulted dining hall with exposed concrete ceiling joists and eye please symmetry from the two open stairs cases that guide you to the first floor. A separate more formal sitting room comes off the dining room as well as a guest bedroom to the ground floor with en-suite shower room. These two rooms enjoy views over the south facing garden with French doors leading onto the rear terrace. Conveniently placed off the kitchen breakfast room is a utility/boot room with side access door and neighbour cloakroom. The first floor is split off two separate staircases, the master bedroom enjoys its own staircase and dressing room area with a four-piece en-suite including a freestanding contemporary bath and walk in wet room style shower. Off the other stair case, enjoying more exposed original concrete beams and views over the south facing garden are two further double bedrooms both with en-suite shower rooms.

Outside

Situated on the outskirts of Belchamp Walter the barn enjoys a wonderful rural setting with countryside walks in each direction. A shingle drive to the front provides ample parking that leads onto a timber framed cart lodge. Estate style wrought iron fencing gives the approach an executive feel whilst providing the garden a sympathetic boundary. The rear garden has been lightly landscaped with young shrub hedging and a range of small trees with a wide expanse of lawn and large terrace seating area to enjoy the sun from throughout the day.

SERVICES: Main water and drainage. Main electricity connected. Air Source Heat pump heating system. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band TBC – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

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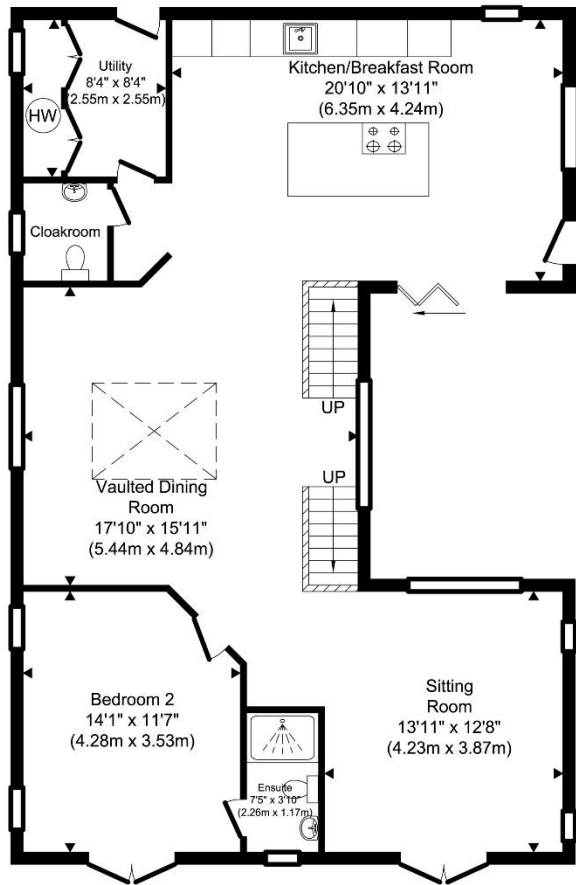
COUNCIL TAX BAND: TBC

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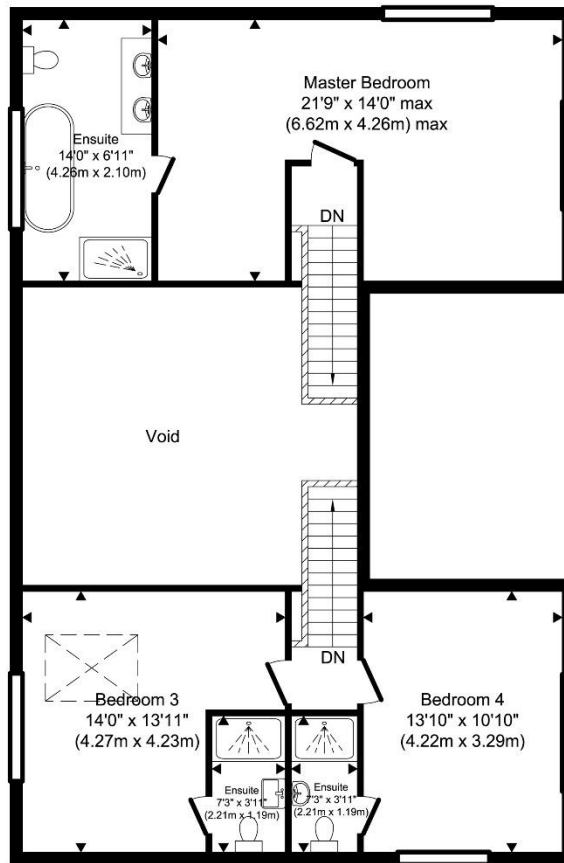
VIEWING: Strictly by prior appointment only through DAVID BURR.



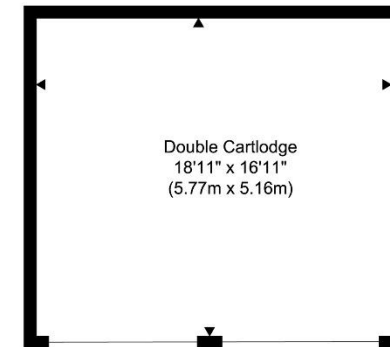
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Ground Floor
 Approximate Floor Area
 1094.69 sq. ft.
 (101.70 sq. m)



First Floor
 Approximate Floor Area
 846.15 sq. ft.
 (78.61 sq. m)



Outbuilding
 Approximate Floor Area
 320.44 sq. ft.
 (29.77 sq. m)

TOTAL APPROX. FLOOR AREA 2261.28 SQ.FT. (210.08 SQ.M.)

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