



Cherry Tree Cottage  
Pound Corner | Barningham | Bury St. Edmunds | IP31 1BY

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# Cherry Tree Cottage

This exceptionally finished four-bedroom home offers generous, light-filled living spaces and a high-quality finish throughout. Tucked behind a gated driveway, the property enjoys ample parking and a substantial cart lodge, providing both convenience and a strong sense of arrival.

The interior is thoughtfully laid out, with well-proportioned rooms ideal for modern family life or entertaining.

Including additional 4.80-acre field – Ideal equestrian opportunity





# Step Inside

Upon entering, you are greeted by a generously proportioned entrance hall, setting the tone for the spacious and thoughtfully designed interior. To the left, through elegant double oak doors, lies the main sitting room a bright and airy space with dual-aspect windows framing views to the front, and bi-folding doors that open seamlessly onto the rear patio, perfect for indoor-outdoor living. Directly opposite is the inviting family room, featuring a charming fireplace and more dual-aspect windows that allow plenty of natural light. Continuing along the expansive hallway, you'll find the snug to the left an ideal space for a home office or reading room, offering garden views and plenty of daylight. Opposite, the ground-floor family shower room is fitted with a walk-in shower cubicle, vanity sink unit, and WC. Further enhancing the connection to the outdoors, additional bi-folding doors in the hallway open directly onto the patio. The well-equipped utility room is fitted with classic shaker-style cabinetry, a marble worktop, inset sink, and provides access to the side of the property. At the heart of the home is the stunning open-plan kitchen and breakfast room. Designed for both style and function, it boasts a range of shaker-style floor and wall units, a central island, twin AEG ovens, an induction hob, integrated fridge and freezer, and a wine cooler. Vaulted ceilings add a sense of space, while bi-folding doors lead out to the patio, making it a perfect hub for entertaining.

Upstairs, a spacious landing with Velux windows fills the space with natural light. The principal bedroom is a generous double, complete with a walk-in wardrobe and a sleek ensuite featuring a walk-in shower, WC, and vanity sink unit. Opposite lies bedroom three, another comfortable double with views over the front of the property. The stylish family bathroom offers a luxurious freestanding bath, walk-in shower, vanity sink, and WC. Bedroom four overlooks the paddock and the side garden, while bedroom two is another spacious retreat with a Velux window, countryside views, and its own ensuite with a walk-in shower, vanity unit, and WC.





# Step Outside

The property is approached via a sweeping gravel driveway, offering an impressive sense of arrival. This leads to a double cart lodge, complete with light, power, and an EV charging point. The beautifully maintained gardens wrap around the entire home, providing a peaceful and private setting. To the rear, a generous patio area offers the ideal space for alfresco dining and outdoor entertaining, while the remainder of the garden is laid mainly to lawn, interspersed with mature trees and shrubs that enhance both the privacy and the tranquil ambiance. A brick-built storage shed provides useful additional space for gardening tools or equipment.

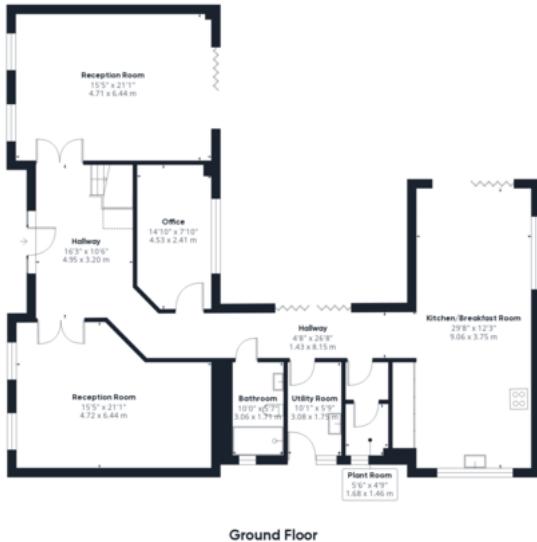
Lying to the west of the property is an additional parcel of amenity land extending to 4.80 acre (subject to survey). This will be included in the sale and offers an excellent opportunity to those purchasers seeking an equestrian opportunity.



## 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.





# Services

- EPC – awaiting
- Mains Water
- Mains Electric
- Air Source Heat Pump
- Unfloor Heating throughout the whole house
- Sewerage treatment plant
- Electric Car Charger

## Approximate total area<sup>(1)</sup>

2789.04 ft<sup>2</sup>  
259.11 m<sup>2</sup>

## Reduced headroom

24.47 ft<sup>2</sup>  
2.28 m<sup>2</sup>

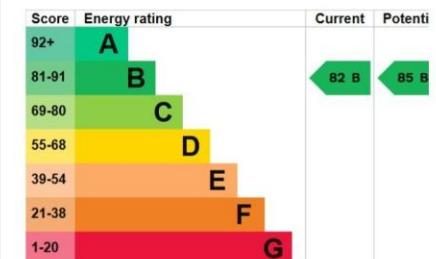
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



The graph shows this property's current and potential energy rating.

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