

DAVID  
BURR



Pickles Barn

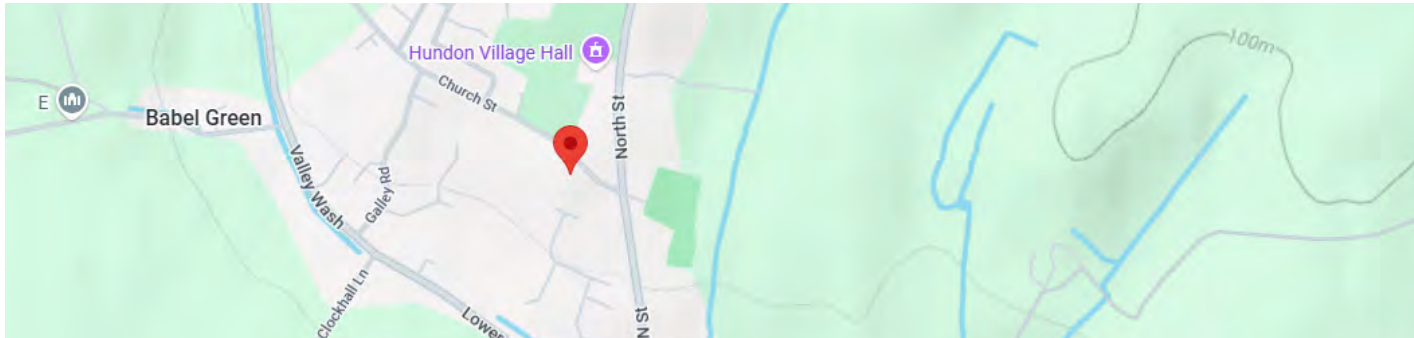
Hundon, Suffolk

# Pickles Barn

North Street, Hundon, Suffolk CO10 8EE

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This exceptionally well presented, high specification versatile open-plan contemporary barn-style detached home is situated in a quiet location within the heart of this sought after Suffolk village. The property enjoys well proportioned, open-plan living accommodation comprising a 30ft dining hall with a crafted garden area to the rear.



- Exceptionally well presented
- High specification and versatile open-plan contemporary barn-style detached home
- Situated in a quiet location within the heart of this sought after Suffolk village
- Well proportioned, open-plan living accommodation
- Crafted garden to the rear



## INTERIOR

This exceptionally well presented, high specification versatile open-plan contemporary barn-style detached home is situated in a quiet location within the heart of this sought after Suffolk village. The property enjoys well proportioned, open-plan living accommodation comprising a 30ft dining hall with a crafted garden area to the rear, with door leading out. A stunning sitting room with log burning stove and French doors leading out, polished concrete floors throughout the majority of the ground floor. A stylish bespoke KITCHEN with walk-in pantry cupboard and adjacent UTILITY ROOM with steps leading down to a charming SNUG with oak flooring, bi-fold doors leading to the terrace, part vaulted ceiling and log burning stove.

### FIRST FLOOR

A generous STUDY LANDING with apex window with views across the rear gardens. With doors to FOUR generous double BEDROOMS, two enjoying an En-Suite. The prominent Master Bedrooms also incorporates a walk-in Dressing Room being partly vaulted, enjoying doors opening to a covered balcony with views across adjacent paddocks. FAMILY BATHROOM with separate shower.

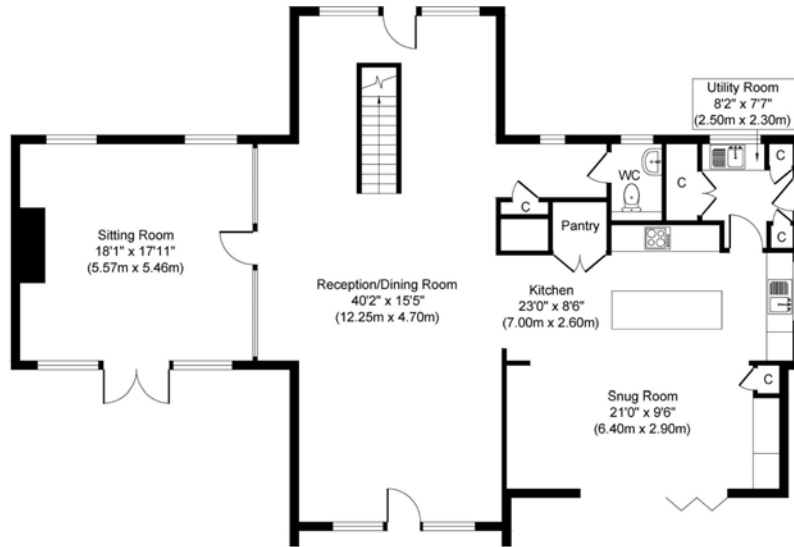


## EXTERIOR

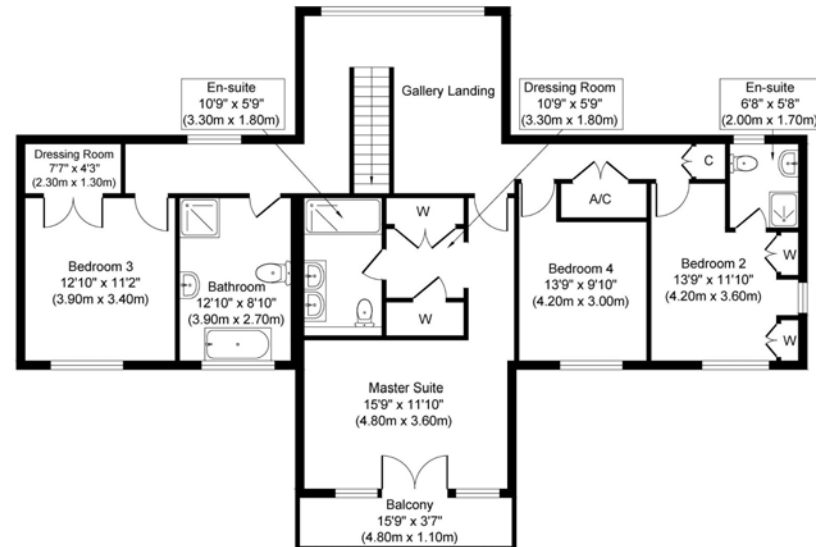
The property enjoys generous wrap around gardens, traditionally lawned, interspersed with mature trees planting, flower beds and borders. The garden also enjoys several Alfresco dining terraces as well as a large gravel parking area providing parking and turning for multiple vehicles. Garden shed and Greenhouse.



# Floorplan



**Ground Floor**  
 Approximate Floor Area  
 1447 sq. ft  
 (134.41 sq. m)



**First Floor**  
 Approximate Floor Area  
 1214 sq. ft  
 (112.77 sq. m)

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.

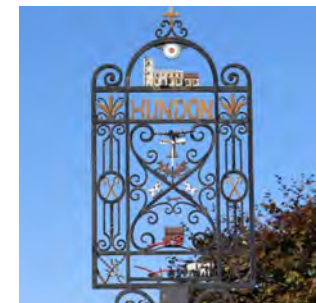
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# Hundon, Suffolk

Hundon is a popular village offering a public house, parish church, village shop, and primary school. The historic small town of Clare is about 3½ miles to the south and provides a good range of everyday amenities, while Haverhill (7 miles) and Sudbury offer a wider selection of shops and leisure facilities.



## Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Gas-fired heating.  
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. £3,919.12 per annum.

PROPERTY POSTCODE: CO10 8EE.

TENURE: Freehold.

CONSTRUCTION TYPE: Wood frame.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 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.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: No asbestos.

RESTRICTIONS ON USE OR COVENANTS: None.

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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