

Hopton Road, Barningham, Bury St. Edmunds

Sheridans









Hopton Road, Barningham, Bury St. Edmunds IP31 1BU

Guide Price £275,000

Forming part of an impressive Grade II listed conversion of a former flour mill, this charming village home occupies a desirable position within the heart of Barningham. Beautifully arranged over three floors, the property effortlessly blends an abundance of period character with tasteful modern finishes, offering versatile accommodation alongside a landscaped garden, private parking and a garage en bloc. Immaculately presented throughout and offered with no onward chain, this unique home enjoys a stunning village setting and retains many original architectural features.

The property is entered via a welcoming entrance hall with oak flooring and staircase rising to the upper floors. A versatile reception area provides an ideal space for formal dining, a home office or cosy snug and flows naturally into the kitchen/breakfast room. Undoubtedly the heart of the home, the kitchen is thoughtfully fitted with an extensive range of units and generous preparation surfaces, complemented by integrated appliances including an electric oven and induction hob, together with space for a washing machine. An exposed brick feature wall and bespoke wooden dining surface create a characterful space for everyday dining and entertaining. A stable door opens directly onto the rear garden, extending the living space outdoors and providing the perfect setting for relaxation and al fresco dining. To the first floor, a spacious landing with useful built-in storage leads to the elegant sitting room, where exposed timbers and oak flooring combine to create a warm and inviting atmosphere. The second bedroom is equally appealing, featuring painted brickwork, built-in wardrobe storage and a rear aspect window overlooking the garden. Completing this floor is a well-appointed bathroom fitted with a panelled bath and shower over, vanity wash basin, concealed cistern WC and quality fittings throughout.

Occupying the entirety of the second floor, the principal bedroom serves as a peaceful retreat, enhanced by a striking vaulted ceiling, exposed timber flooring and a private cloakroom. This impressive room combines character and practicality, showcasing the property's heritage whilst providing comfortable and well-balanced accommodation.

Benefiting from electric central heating via an electric boiler and radiators, this distinctive home represents a rare opportunity to acquire an exceptionally well-presented period property in one of Suffolk's most desirable village locations.

Outside
Externally, the property is approached via a shared brick-paved driveway leading to the front garden, which is enhanced by an attractive assortment of established planting. The property further benefits from allocated parking and a single garage en bloc, complete with power and lighting. The beautifully landscaped rear garden has been thoughtfully designed to provide a variety of seating and entertaining areas, including a generous paved terrace, decorative shingle beds, established planted borders and an attractive grey flint seating area. A pedestrian gate provides convenient access towards the garage, while the overall setting offers a wonderful degree of privacy and enjoyment throughout the seasons.

Location
Situated in the picturesque village of Barningham, this charming property enjoys a peaceful rural setting while remaining conveniently accessible to Diss, Bury St Edmunds and Norwich. Occupying a delightful position in the heart of the village, the house is just a short walk from a range of local amenities, including a village shop and post office, primary school, church and traditional public house. Barningham is a highly regarded Suffolk village located approximately 12 miles north-east of Bury St Edmunds, a historic market town offering an excellent range of shopping, leisure, educational and everyday facilities. The market town of Diss lies approximately 11 miles to the east and provides an extensive range of amenities together with a mainline railway station offering regular services to London Liverpool Street, making the village an attractive option for commuters. The combination of idyllic countryside surroundings and convenient access to larger towns makes this an exceptionally desirable and well-connected location.

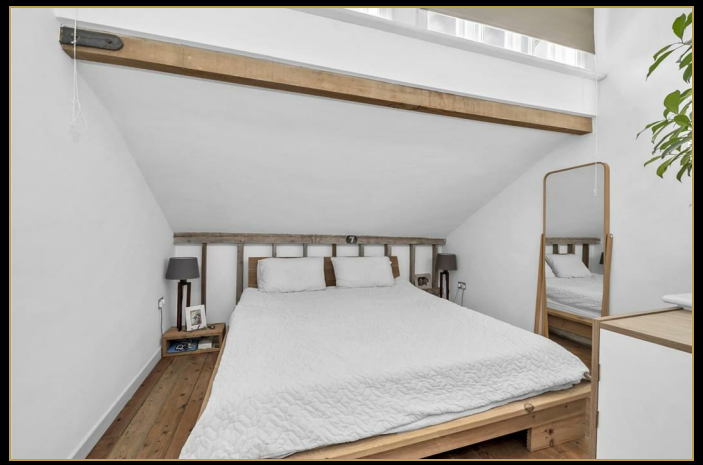
Directions
3 What Words ///fencing.joyously.sunshine

Services
Mains electricity and water. Heating: electric boiler to radiators

- CHAIN FREE for a smooth purchase
- Grade II listed former flour mill conversion
- Wealth of period features
- Versatile accommodation
- Well appointed kitchen
- Garage and parking
- Landscaped rear garden
- Easy access to amenities

Private drainage which has been adopted by Anglian Water
Service charge is £200 per annum for communal areas.
Council Tax: Mid Suffolk Band: C
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk (source gov.uk)



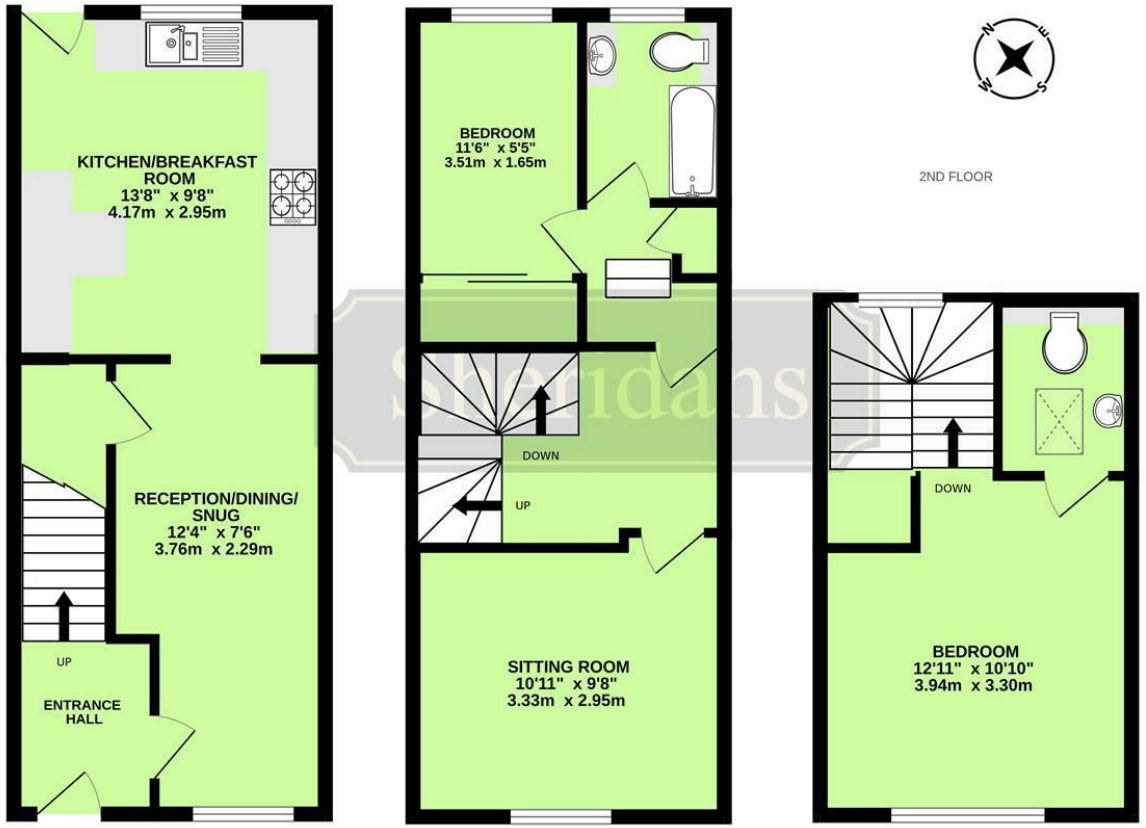




GROUND FLOOR

1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

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