

DAVID
BURR



Owls Hall
Hundon, Suffolk

Owls Hall

Chimney Street, Hundon, Suffolk CO10 8DX

This stunning contemporary circa 5,800 sq.ft detached barn conversion is presented in a meticulous fashion and offers an extremely generous well proportioned and high specification living accommodation situated over two floors, with mood lighting and an abundance of natural light. The property is located on a quiet edge of village location, surrounded by countryside, set in all about 4.5 acres.



- A stunning contemporary circa 5,800 sq.ft detached barn conversion
- Presented in a meticulous fashion
- Extremely well proportioned and high level specification
- Situated over two floors to include a cinema room
- Mood lighting
- Located on a quiet edge of village location
- Countryside views
- In all about 4.5 acres.



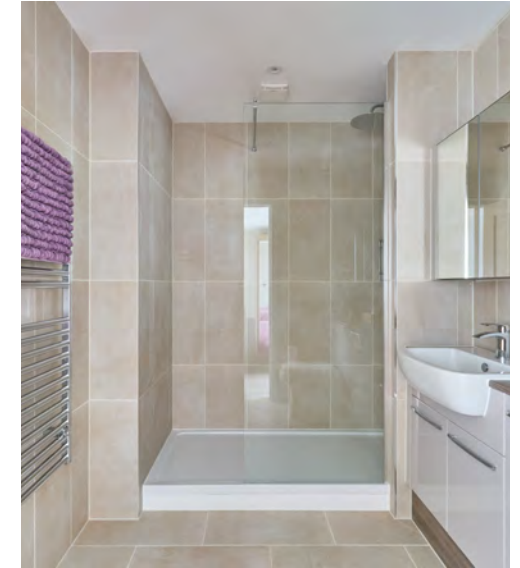
INTERIOR

Entrance into a generous partly-vaulted HALLWAY with oak flooring and underfloor heating, providing access to the first floor and prominent rooms. Cloak's Cupboard, Plant Room and a CLOAKROOM with WC, wash hand basin and vanity units with a door leading to the Boiler Room. The property enjoys quite unique and exceptionally stylish open-plan areas from the main reception room. The room splits off into designated areas including a SITTING ROOM with log burning stove and large panoramic windows with views across the grounds and gardens beyond. Doors open out to the rear terrace. The KITCHEN/DINING AREA features an expansive dining area and plenty of space for entertaining, a bespoke high quality Leicht kitchen comprising a range of wall and base units under silestone worktop with a 1.5 bowl stainless steel sink inset. Appliances include two SIEMENS ovens, a combi microwave oven, warming drawer and a NEFF five ring induction hob with extractor over, two SIEMENS dishwashers, wine fridge, integrated fridge, pantry cupboard and a walk-in pantry. The kitchen area features a tiled floor with underfloor heating which opens into an expanse of engineered oak flooring with underfloor heating. TV AREA/SITTING ROOM with panoramic window views across the gardens, and steps leading down to a corridor providing access to the generous STUDY and CINEMA ROOM. BEDROOM 6 a generous double bedroom with outlook across the gardens and exposed beams, currently utilised as a hobby room. MURAL ROOM located to the rear of the property with picture windows across the gardens, exposed beams and a hand-painted mural on three walls, understairs cupboard, engineered oak flooring and underfloor heating. BOOT ROOM this versatile and generous utility/boot room features a range of wall and base units under worktop with stainless steel sink inset. Space and plumbing for a washing machine and tumble dryer, freestanding fridge, Tambar cupboard and door leading to the rear garden. Tiled flooring with underfloor heating.



INTERIOR

WEST WING (As referred to by our vendors) features three double bedrooms located off the central corridor with views across the front courtyard. BEDROOM 3 a spacious double bedroom with picture window and views across the front courtyard, plenty of space for wardrobe and En-Suite comprising a walk-in tiled shower cubicle, vanity unit, WC, wash hand basin, heated towel rail and extensively tiled walls, floor and underfloor heating. BEDROOM 4 another generous double bedroom with picture window offering views through the corridor into the front courtyard. A raised platform provides an excellent place for storage and wardrobes to be built in. En-Suite comprising walk-in tiled shower cubicle, vanity WC and wash hand basin, heated towel rail and extensively tiled walls and flooring with underfloor heating. BEDROOM 5 a further generous double bedroom with outlook towards the countryside. BATHROOM another high spec bathroom in-line with the others within the property comprising panelled bath with shower over, vanity unit with WC and wash hand basin, heated towel rail, extensively tiled walls and flooring with underfloor heating.



FIRST FLOOR

On the half-landing there is a generous vaulted SNUG AREA with a picture window with outlook to the rear gardens. Steps lead up to a corridor providing access to BEDROOM 1 a generous master suite with walk-in Dressing Room and bedroom with exposed beams, Velux roof windows and views across the open countryside. En-Suite comprising tiled shower cubicle, vanity unit with WC and wash hand basin, heated towel rail, extensively tiled walls, flooring. and electric underfloor heating. BEDROOM 2 another generous double bedroom with roof windows, eaves storage, plenty of space for wardrobes and double bed. En-Suite comprising a tiled shower cubicle, panelled bath, vanity unit with WC and wash hand basin, heated towel rail, extensively tiled walls and flooring with electric underfloor heating. Velux roof windows.



EXTERIOR

The property is approached via a five bar gate with a gravel driveway leading to a further parking area providing parking and turning for multiple vehicles, which is located by the former stable blocks, now utilised as storage sheds. The extensive gardens wrap around the property with vast areas of traditional lawn, an extensive paved dining terrace is located directly to the rear of the main reception room and kitchen, featuring a low level retaining wall with shingled areas and an expansive view across the generous grounds which feature a vegetable garden, large areas of traditional lawn, interspersed with mature trees, a pond and a five bar gate leads into the 3.0 acre paddock (subject to survey).



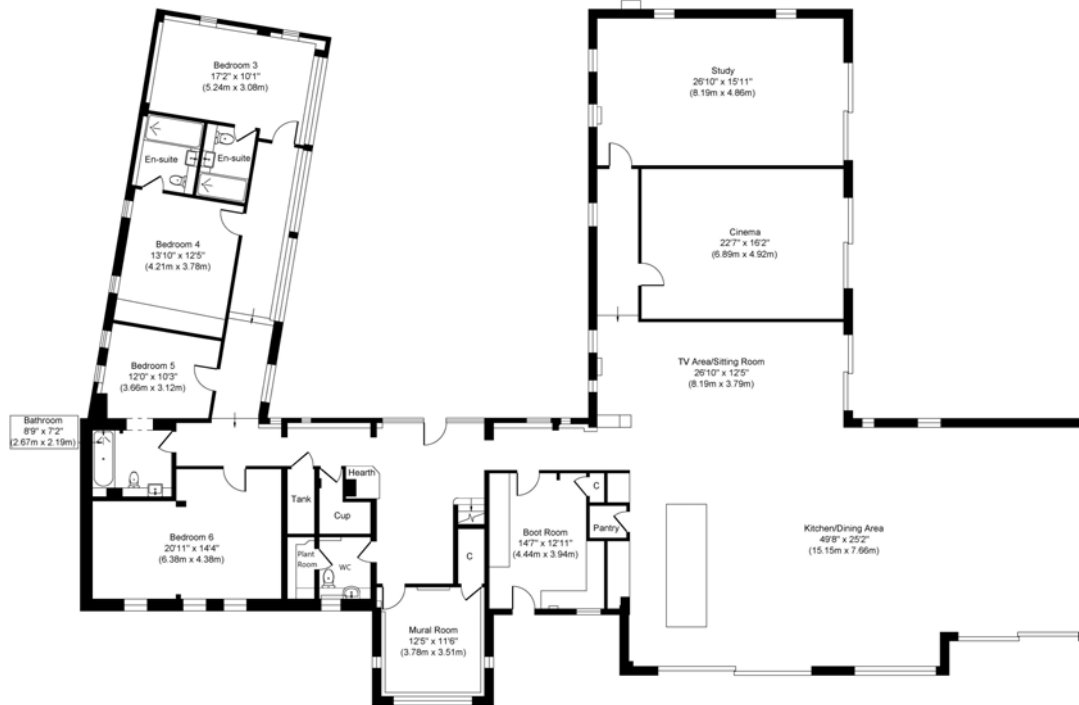
OWLS HALL - REFURBISHMENT HISTORY

Owls Hall is a historic barn conversion dating originally to the 1500s, substantially reconstructed and adapted during the late 20th century. When purchased in 2017, the property comprised a main house, an uninhabitable workshop, and two rundown one-bedroom flats, all with outdated services and an internal layout that failed to exploit the site's exceptional countryside views. Although a survey confirmed that the overall structure was sound, the internal configuration, heating, electrical systems, and insulation were obsolete. The owners acquired the property for its location and redevelopment potential, with the intention of creating a single, high-quality family home that maximised space, light, and views. A comprehensive refurbishment and reconfiguration project was designed over a two-year period with the assistance of a chartered architect and a quantity surveyor to control scope and cost. The project commenced in January 2019 and ran for approximately ten months under full architectural management and formal tendering processes. The works involved stripping the ground floor back to the external walls and concrete plinth, removing most internal walls, and eliminating the two flats to integrate all parts of the building into one dwelling. A new internal layout was created centred on a large open-plan living space incorporating kitchen, dining, TV, and garden areas. The former workshop and kitchen were converted into a bedroom wing, while the east wing was repurposed to include a cinema room, study/home office, and additional living space. Major upgrades included extensive floor-to-ceiling glazing, a completely new mains-pressure heating system with underfloor heating on the ground floor and zoned controls throughout, full electrical rewiring, professionally designed lighting with automated controls, a high-specification kitchen installation, engineered wood flooring, and a dedicated 11.2 surround-sound cinema room. Original windows not replaced were refurbished and double-glazed, and significant external works were undertaken including new patios and a gated entrance. The project was delivered by established specialist contractors and resulted in the successful transformation of the property into a modern, well-serviced, architect-designed home while retaining its historic character.



Historic photographs taken in the 1980's prior to conversion

Floorplan



Ground Floor
Approximate Floor Area
4525 sq. ft
(420.35 sq. m)



First Floor
Approximate Floor Area
1275 sq. ft
(118.46 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. In addition, the village hall hosts a wide variety of clubs and activities. The historic small town of Clare is about 3 miles to the south and provides a good range of everyday amenities, while Haverhill (10 minutes), Bury St Edmunds (30 minutes), Sudbury (35 minutes) and Cambridge (40 minutes) offer a wider selection of shops and leisure facilities



Material Information

SERVICES: Mains water and shared drainage sewerage system with neighbouring property. Mains electricity connected. Oil-fired heating and ground floor underfloor heating, electric underfloor heating is provided to the En-Suite bathrooms. 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. £3,738.33 per annum.

PROPERTY POSTCODE: CO10 8DX.

TENURE: Freehold.

CONSTRUCTION TYPE: Wood frame.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 923 mpbs download, up to 109 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 known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None.

RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None known.

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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