



PILGRIMS BARN

Hitcham | Suffolk



Chapman Stickels

PILGRIMS BARN BURY ROAD HITCHAM, IP7 7PX

Bildeston - 2.5 miles
Lavenham - 5 miles
Bury St Edmunds - 13 miles

- Kitchen / breakfast room • Utility / boot room •
- Double reception room • Two double ground floor bedrooms •
- Bathroom • Landing • A further double bedroom •
- Ensuite bathroom • Detached double garage • Workshop •
- Annex with kitchen and bathroom • In all, 0.18 acres •

The Property

Set on elevated ground, Pilgrims Barn is a detached Grade II Listed conversion which was developed to a very high standard in 2004.

Dating from the 16th century, the barn was converted at the same time with just one other barn to the north, both of which once formed part of the neighbouring farmhouse (Brick House Farm).

Internally, the core accommodation consists of an impressive, open plan sitting / dining room, where all walls and the vaulted ceiling features an array of exposed beams. In addition to the numerous windows which affords much natural light, a rear addition provides full height glazing over the principal garden.

The main access is into the single storey kitchen / breakfast room which is fitted to a contemporary edge, with black granite worksurfaces and a central island, together with numerous cupboards and drawers. Integral appliances include a dishwasher, a range cooker with extractor hood over.

The adjacent front vestibule provides full-height storage cupboards, with the adjacent utility room offering further storage and additional space for white goods.

To the opposite side of the main reception areas (east) are the two-ground floor double bedrooms, each with French windows leading onto the gardens. Both bedrooms are served by a recently modernised bathroom.

A STRIKING BARN CONVERSION DISCREETLY LOCATED ON THE EDGE OF THE VILLAGE, TOGETHER WITH A DETACHED DOUBLE GARAGE WITH ANNEX ACCOMMODATION



Via a solid oak stairs, the first floor provides a further double bedroom, with additional built-in cupboards and a walk-in wardrobe.

The barn is set in some 0.18 acres providing ample off-road front parking and a detached double garage with workshop, and an annex above.

Also finished to a high standard, the annex provides a spacious main room with Juliet balcony, kitchen area, and a bathroom.

The gardens extend to the south, east and north which are generally private and consist of terraces, lawns and numerous flower and shrub borders.

Due to Pilgrims Barn's prominent semi-rural position, the property enjoys far-reaching views over undulating countryside.

Location

Located some 1 mile south of the village centre, Hitcham provides a shop/post office, village hall and church. Mainline service to London is via Stowmarket station, which is about 8.5 miles away.

Services

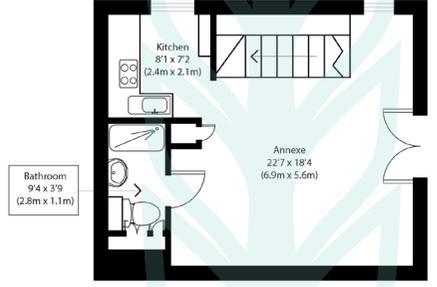
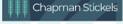
Mains water, electricity and drainage are connected. Electric heating to the annex.

Local Authority and Council Tax Band
Babergh with Mid Suffolk District Council
Band F (2025)



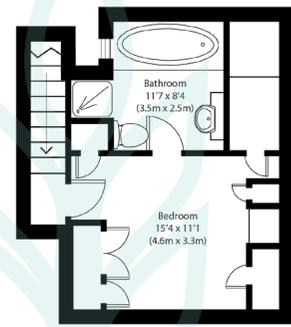
Approximate Gross Internal Area
 Main House 1820 sq ft (169 sq m)
 Outbuilding 955 sq ft (89 sq m)
 Total 2775 sq ft (258 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright: www.photohausgroup.co.uk

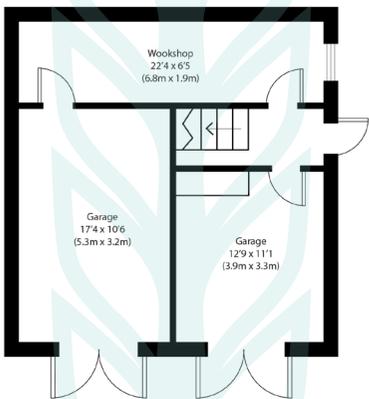


Bathroom
9'4 x 3'9
(2.8m x 1.1m)

Annexe
22'7 x 18'4
(6.9m x 5.6m)



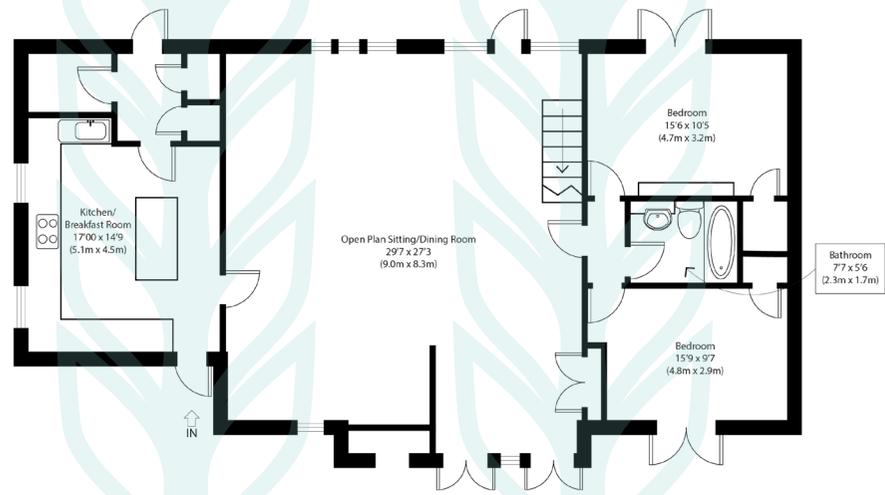
First Floor



Workshop
22'4 x 6'5
(6.8m x 1.9m)

Garage
17'4 x 10'6
(5.3m x 3.2m)

Garage
12'9 x 11'1
(3.9m x 3.3m)



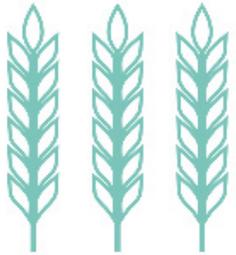
Open Plan Sitting/Dining Room
29'7 x 27'3
(9.0m x 8.3m)

Bedroom
15'6 x 10'5
(4.7m x 3.2m)

Bedroom
15'9 x 9'7
(4.8m x 2.9m)

Bathroom
7'7 x 5'6
(2.3m x 1.7m)

Ground Floor



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