



**Magna Barn, Newmans Green,
Acton, Suffolk**

**DAVID
BURR**



MAGNA BARN, NEWMANS GREEN, ACTON, SUFFOLK, CO10 0AB

Acton is a popular village with day-to-day facilities including a shop, primary school, public house, post office and church which houses the Brass to Sir Robert de Bures of 1302 which is one of the oldest and one of the finest in England. It is conveniently located for the market towns of Bury St Edmunds (12 miles) and Sudbury (3 miles), the latter with its comprehensive amenities including a commuter rail link to London Liverpool Street Station.

A stunning four/five-bedroom detached barn in a hamlet of houses neighbouring Long Melford. The property has been refurbished throughout in recent years and boasts many character features that include exposed timbers, inglenook fireplace, brick floors and vaulted ceiling with glass atrium. The grounds have been beautifully landscaped and house a large studio and double garage.

A splendid detached barn with beautifully landscaped grounds and double garage.

ENTRANCE HALL: 14'8" x 11'8" (4.47m x 3.56m) A particularly welcoming room with exposed timbers and open staircase leading to first floor galleried landing with vaulted ceilings stretching to 22ft. with a wall of glass to the gable end allowing light to pour into this room. Open studwork leading to the sitting room that also provides charming views onto the rear garden beyond.

KITCHEN/DINING ROOM: 36'7" x 17'9" >11'2" (11.15m x 5.41m >3.40m) This is one of the property's most charming features having been recently redesigned by the current owners creating a wonderfully sociable space being particularly light with windows to three aspects. The kitchen has been fitted with a range of traditional light grey shaker style cupboards with matching bespoke larder style cupboards with ironmongery handles finished with a marble Quartz worktop, matching splashback with integrated double butler sink with mixer tap, ceramic induction hob with extractor above, two dishwashers, two fridges with freezer compartment, double eye-level oven with microwave and steam function and two heating trays. To the centre of the room is a large island unit finished with matching drawer units and matching worktop creating a breakfast bar seating area with a quarry tile floor, steps and open studwork leading to the:-

Dining room: This is a single storey vaulted room exposing rafter timbers with a brick plinth surround, two double French doors leading to rear terrace offering pretty views over the garden beyond.

DRAWING ROOM: 18'9" x 18'8" (5.72m x 5.69m) An elegant room with large inglenook fireplace with inset log burner, oak bressumer beam and brick hearth with pretty views over the rear garden, exposed timbers and door leading to snug.

SITTING ROOM: 13'10" x 11'7" (4.22m x 3.53m) Accessed off the main entrance hall through open studwork, this is a wonderfully light room with charming views over the rear garden and French doors leading to the rear garden terrace.

STUDY: 11'3" x 9'8" (3.43m x 2.95m) Exposed timbers and wonderful views over the side vegetable garden neighbouring the downstairs cloakroom, this is a particularly practical room with possibilities of further bedroom space for guests.

SNUG: 14'10" x 12'4" (4.52m x 3.76m) Stretching from front to back, this room offers views over the side vegetable garden and grounds to the rear and could have a range of different uses such as a main reception room or secondary accommodation adjoining the downstairs guest bedroom. Door leading to:-

BEDROOM 4: 12'0" x 10'6" (3.66m x 3.20m) A double aspect room with views over the rear garden with French doors leading to a side terrace with pretty views over the pond which attracts a variety of wildlife.

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EN-SUITE: A three-piece suite consisting of a wash hand basin with mixer tap, WC, large walk-in shower with attractive tile surround with matching floor-to-ceiling tiles and heated towel rail. Underfloor heating.

BOOT ROOM: Accessed off the kitchen/dining room, this is a fantastically practical room with space for shoes and coats, stable door leading to rear garden finished with a Suffolk red brick floor. Door leading to:-

UTILITY ROOM: Fitted with a wide range of matching cupboards with a granite effect worktop, integrated one-and-a-half sink with drainer unit and mixer tap with space for washing machine and tumble dryer.

CLOAKROOM: WC and wash hand basin.

First Floor

VAULTED GALLERIED SITTING ROOM: 29'1" x 12'6" (8.86m x 3.81m) A stunning room which stretches from front to rear which is double-vaulted in line with two pitched roofs exposing timbers and creating a wonderfully light quiet space to sit with glass panel doors to a Juliet balcony offering pretty elevated views over the rear garden. Door leading to:-

MASTER SUITE:

Dressing room: 18'1" x 8'1" (5.51m x 2.46m) This room is fitted with eight wardrobes as well as a number of matching drawer units with window to the front aspect, vaulted ceilings and exposed beams with opening leading to:-

Bedroom: 12'4" x 10'4" (3.76m x 3.15m) A vaulted room with exposed beams and rafters, views over the rear garden and door leading to:-

En-suite: Another vaulted room with exposed timbers, large shower cubicle with handheld shower and overhead shower, WC, wash hand basin with vanity unit and marble worktop surround, heated towel rail with attractive tile surround.

LANDING: Accessed off the galleried sitting room, central corridor leading to each of the remaining rooms with large double cupboard and airing cupboard and doors leading to:-

BEDROOM 2: 18'7" x 10'11" (5.66m x 3.33m) A generous second bedroom with double built-in wardrobes, two Velux windows at eye-level offering views over the rear garden and door leading to:-

EN-SUITE: WC, wash hand basin and double walk-in shower with overhead shower, attractive tile surround and heated towel rail. Underfloor heating.

BEDROOM 3: 16'0" x 8'7" (4.88m x 2.62m) A generous third bedroom with exposed timbers and views over the rear garden, three double built-in wardrobes with hanging rail and shelving.

BATHROOM: A four-piece suite consisting of a wash hand basin, WC, large bath with mixer tap and handheld shower, walk-in shower cubicle with overhead shower with matching mosaic tiling surround with a large bath. Fitted towel rail.

Outside

A double-width pebble drive provides off road parking with gated parking beyond behind solid wooden gates and access to the **DOUBLE GARAGE** with up-and-over door with space for two cars and further storage/workshop space beyond and EV charging point.

The front garden has been landscaped for low maintenance with bark borders of shrubs and an array of grasses with the rest of the garden being predominantly laid to lawn.

The rear garden is one of the property's most attractive features being a real suntrap, private and having been landscaped by the current owners with initial terrace seating area accessed from both the dining room and sitting room. This is a brilliant sociable space with herringbone steps leading from the dining room, raised borders full of colour all year round. A paved footpath and steps lead you to the rear of the garden with pebble borders, an array of grasses and cherry tree leading to a **STUDIO** beyond.

Offices at:

Long Melford 01787 883144– Leavenheath 01206 263007 - Clare 01787 277811–Castle Hedingham 01787 463404–Woolpit 01359 245245 – Newmarket 01638 669035 – Bury St Edmunds 01284 725525 - London 020 78390888

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STUDIO: This room is currently utilised as a home gym with glass panel doors and windows overlooking the rear garden, kitchenette with useful storage cupboards, roll edge worktop and integrated sink with door leading to **cloakroom** with WC and wash hand basin with vanity unit. Underfloor heating. This building has great scope for secondary accommodation or holiday let potential with correct planning.

Beyond this you will find a laid to lawn area with a number of borders full of colour, rose bushes as well as a walkway bordered by a row of apple trees with a central raised Wooden gazebo providing sheltered seating for 9-14 people enjoying elevated views over the garden and pond beyond. To the side garden you will find a large pond with post-and-rail surround, a large weeping willow, silver birch and garden shed with further terrace seating area accessed from the guest bedroom. Moving around to the front of the property, you will find further enclosed garden area with raised borders for fruit and vegetables.

SERVICES: Main water. Private drainage. Oil fired heating. Main electricity connected. **NOTE:** None of these services have been tested by the agent.

AGENTS NOTES

The property is Grade II Listed.

EPC RATING: EPC exempt.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000)

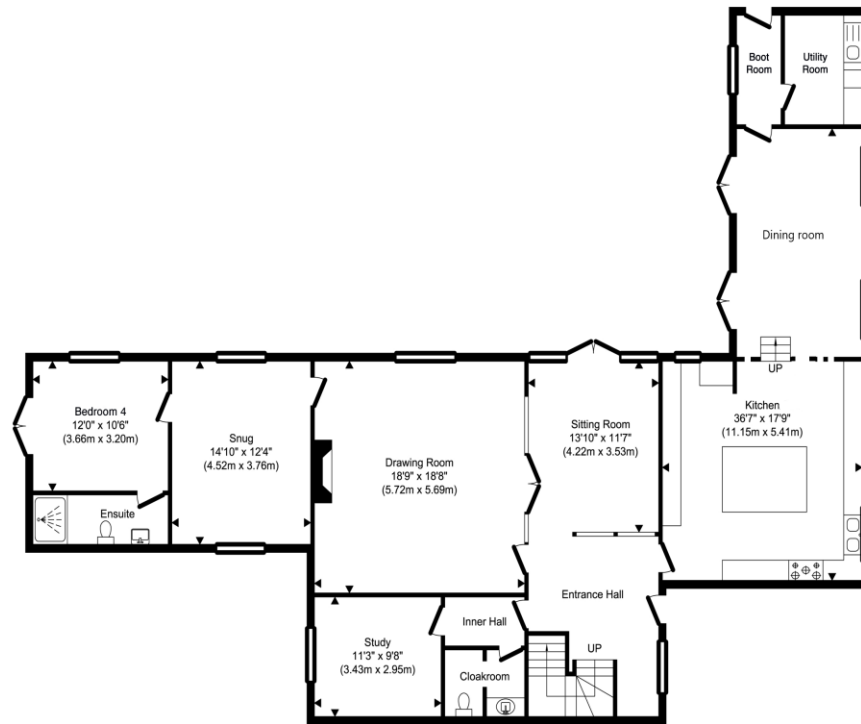
Council Tax Band: G

TENURE: Freehold

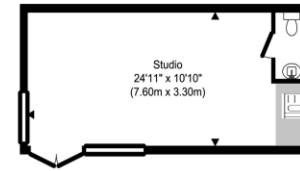
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

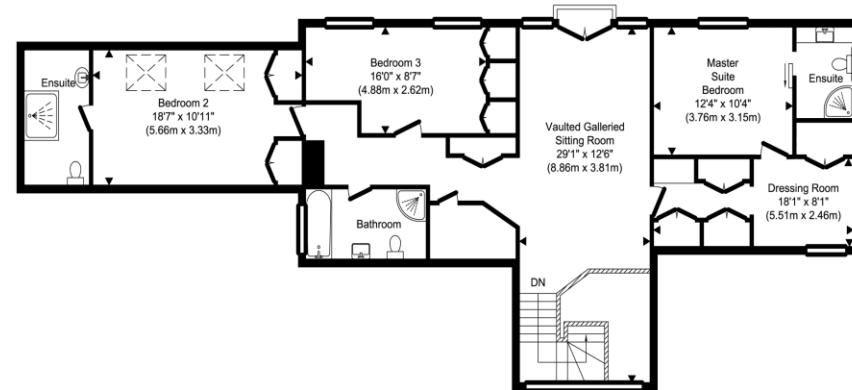
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Ground Floor
Approximate Floor Area
1883.90 sq. ft.
(175.02 sq. m)



Outbuilding
Approximate Floor Area
269.95 sq. ft.
(25.08 sq. m)



First Floor
Approximate Floor Area
1283.70 sq. ft.
(119.26 sq. m)

TOTAL APPROX. FLOOR AREA 3437.56 SQ.FT. (319.36 SQ.M.)

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