



**Thorn House,
Barrow, Suffolk.**

**DAVID
BURR**

53 THE STREET, BARROW, BURY ST. EDMUNDS, SUFFOLK. IP29 5AN

Barrow is a picturesque village located six miles west of the Historic market town of Bury St Edmunds and within easy travelling distance of the commuter links onto the A14 with Cambridge lying only 25 miles away. The thriving village has many traditional amenities including a village hall, doctors' surgery, primary school, village store, 2 public houses, post office and village green. Bury St Edmunds offers further extensive facilities including schools, colleges, shops and restaurants and commuter rail link to London Liverpool Street station.

A charming character cottage situated in the heart of this highly regarded Suffolk village offering ease of access to both Cambridgeshire and Bury St. Edmunds while being within walking distance of various local amenities including The Weeping Willow Gastro-Pub, convenience store, school and doctors' surgery, to name but a few. The property offers light and versatile accommodation with 2 very generous double bedrooms, well appointed white suites and modern kitchen.

A charming character cottage in the heart of this highly regarded Suffolk village within walking distance of local amenities.

ENTRANCE HALL: Open plan in nature with stairs rising to first floor and immediate access leading to the:-

SITTING ROOM: A versatile reception space with window to front aspect. There is a useful understairs **STUDY AREA** which divides the sitting room from the:-

DINING ROOM: Further reception space with window to front aspect, the focal point of the room is provided by the inset log burning stove with red brick surround and hearth under. Archway leading to:-

KITCHEN: Fitted with a range of matching wall and base units with Quartz worksurfaces over. Integrated appliances include fridge, freezer, oven with electric hob and extractor over, inset one and half bowl stainless steel sink with drainer and mixer tap. Space for washing machine. Oil fired boiler. French style double doors opening onto the terrace abutting the rear of the property with window to side aspect.

First Floor

LANDING: Built in shelved storage cupboard with window to rear and door to:-

PRINCIPAL BEDROOM: A substantial double bedroom with ornate inset fireplace and fitted wardrobes providing ample storage. Finished with window to front aspect and space for further freestanding furniture. Archway into:-

ENSUITE: White suite comprising hand wash basin and shower with glass sliding door.

BEDROOM 2: A spacious double bedroom with inset fireplace, space for freestanding storage and window to front aspect.

FAMILY BATHROOM: Well appointed with white suite comprising WC, hand wash basin, panel bath with shower attachment and shower screen. Chrome heated towel rail and frosted window to rear aspect.

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Outside

One of the property's most attractive features is the sunny walled garden comprising a mixture of brick and flint and brick/rendered walls. There is a sun terrace ideal for Alfresco dining and entertaining immediately abutting the rear of the cottage which leads to a wooden decked terraced at the rearmost part of the plot, screened from neighbouring properties and an idyllic sun trap.

AGENTS NOTE

As is not uncommon with properties of this ilk, there is a right of way for neighbouring properties, however the affected area could be screened by fencing if desired.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: B - £1,695.08 – 2025/26.

EPC RATING: E.

BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely.

(source Ofcom). **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 phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///drifters.landings.rots.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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