

Skates Hill, Glemsford, CO10 7SH

CHEFFINS

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Guide Price £650,000

- Beautiful Rustic Barn Conversion
- Double Garage and Driveway with EV Charger
- Solar Panels
- Four Versatile Reception Rooms
- Ensuite to Master Bedroom
- Generous Landscaped Rear Garden
- Freehold
- EPC Rating B
- Unlisted Situated In A Conservation Area



An impressive 17th Century end terraced barn conversion benefitting from many fine features. Offering four spacious and versatile reception rooms with original timbers and beams, wonderful open plan kitchen, ensuite to master bedroom, double garage and driveway. (EPC Rating B)









LOCATION

Glemsford is an attractive Suffolk village situated close to the River Glem and River Stour. The village is well served with pubs, newsagents, local stores, takeaways & car garages. surrounded by farmland but easily accessible to the larger towns of Sudbury, Bury St Edmunds & Haverhill.

GROUND FLOOR

ENTRANCE HALL
Entered via a composite front door into the barn. Features quarry tiled flooring, exposed red brick, exposed wall timbers, a red brick feature wall, radiator, and a glazed window looking through into the family room.

CLOAKROOM
Newly fitted suite with a low-level WC and a vanity wash hand basin. Includes exposed red brickwork, exposed wall timbers, a solid wood door, radiator, and a double-glazed window to the front.

FAMILY ROOM
Features two double-glazed windows overlooking the rear garden, an exposed red brick feature wall with herringbone-style brickwork, exposed wall timbers with a glazed window to the entrance hall, inset spotlights, laminate flooring, radiator, and a large understairs storage cupboard. Double doors lead through to the kitchen, and double doors opposite lead into the living room.

LOUNGE
Double-glazed French doors open onto the rear garden, flanked by two full-length double-glazed windows. Features double doors to the family room, a built-in wall-mounted gas fire, inset spotlights, and a radiator. Opens via exposed wall timbers into an additional flexible living space (ideal for a family/play area or secondary dining space).

DINING ROOM
Features full-length double-glazed full length windows to the front, vaulted ceiling with exposed ceiling and wall timbers, exposed red brick walls, radiator, and laminate flooring.

KITCHEN
Refitted Wicks kitchen featuring composite solid work surfaces and a matching built-in composite breakfast bar/dining counter. Equipped with a range of wall and base units, plinth lighting, inset spotlights, and a 1.5 bowl sink with mixer tap. Integrated appliances include: Double AEG ovens (featuring a dual microwave oven and warming tray), AEG 4-ring induction hob with a large extractor hood over, Built-in wine fridge, Space and plumbing for additional white goods, Wall-mounted gas boiler housed inside a front corner cupboard, The space benefits from an open-plan layout into the rear family room, exposed wall timbers, a red brick feature wall, laminate flooring, and a radiator. Open plan though to:

EXTENDED DAY ROOM
Bright living space with bi-fold doors opening onto the rear terrace, full-length double-glazed windows, vaulted ceiling, inset spotlights, laminate flooring, and two electric heaters.

FIRST FLOOR

LANDING
Staircase leading to a vaulted landing with exposed wall and ceiling timbers, a radiator, and a double-glazed window to the front.

BEDROOM ONE
Features a vaulted ceiling, two double-glazed windows overlooking the rear garden, built-in wardrobes, and two radiators.

ENSUITE
Four-piece suite comprising a low-level WC, vanity wash hand basin, large freestanding bath with chrome shower attachment, and a corner shower enclosure with tiled splashbacks and a rainfall showerhead. Includes tiled walls and flooring, inset spotlights, heated chrome towel rail, Velux window, and built-in storage housing the airing cupboard with an enclosed water cylinder.

BEDROOM TWO
Features a vaulted ceiling, a large bank of double-glazed windows to the rear, built-in wardrobes, and a radiator.

BEDROOM THREE
Includes double-glazed window to the rear, vaulted ceiling, built-in wardrobes, and a radiator.

BEDROOM FOUR
Features a vaulted ceiling, two Velux windows, an exposed red brick wall, built-in wardrobes, and a radiator.

FAMILY BATHROOM
Refitted suite featuring a low-level WC, vanity wash hand basin, and a side-panel bath with a rainfall shower over and chrome attachments. Complete with vaulted ceiling, Velux window, exposed wall timbers, tiled splashbacks, tiled flooring, and a heated chrome towel rail.

OUTSIDE
Rear Garden: Features a uPVC deck seating area with built-in lighting and a modern louvered pergola (adjustable for weather conditions) currently set up as an outdoor kitchen space. Raised Cornish stone shingle beds lead onto a lawned garden with mature cottage-style borders. Enclosed by a red brick wall to the left and timber fencing to the right. Includes a secondary composite seating terrace with a metal storage shed, outdoor power and lighting, outside tap, and a shingle pathway/track leading to the garage.

Front Garden: Enclosed to the right by composite fencing, featuring a Cornish stone pathway, lawned area, and flower bed borders, outside tap.

DOUBLE GARAGE AND PARKING
Electric roller door to the front, internal EV charging point, power and light connected, rear pedestrian door, and built-in base units for storage. Boarded storage loft. Driveway with parking in front providing space for 2 vehicles.

AGENTS NOTE
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

The vendors have advised there are 18 solar panels installed on the rear roof elevation owned outright and there is also 7.5kW battery storage.

VIEWINGS
By appointment through the Agents.

SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



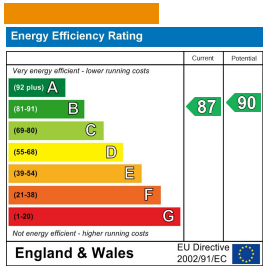



GOOD
Day
sunshine









Approximate Gross Internal Area 1991 sq ft - 184 sq m
(Excluding Garage)
Ground Floor Area 1157 sq ft – 107 sq m
First Floor Area 834 sq ft – 77 sq m
Garage Area 283 sq ft – 26 sq m



Guide Price £650,000
Tenure - Freehold
Council Tax Band - E
Local Authority - Barbegh

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

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