



**Lapwing Barn,  
Liston, Suffolk**

DAVID  
BURR

# Lapwing Barn, Liston, Sudbury, Suffolk, CO10 7HX

Liston is a sprawling rural hamlet nestled amidst rolling countryside whilst retaining good access to local road and rail links. The village of Long Melford is about 1 mile and provides a comprehensive range of amenities with the market town of Sudbury about 5 miles and providing a commuter rail link to London Liverpool Street Station.

An outstanding opportunity to acquire a plot with planning permission for the conversion of a brick barn, old mill and stables into an impressive detached four bedroom dwelling. The property will measure in the region of 2,500sq ft once converted, with accommodation over two levels. On the ground floor, an entrance hall/boot room leads through to an open plan kitchen/dining room and there is the further benefit of a separate utility room. Three en-suite double bedrooms are arranged across the ground floor with an additional en-suite bedroom upstairs as well as a sitting room/study. The property is set in an idyllic rural location within grounds of approximately 0.5 acres (STS). Further information can be found searching Braintree Planning Portal using reference 24/02596/FUL, reference number 24/02597/LBC and reference number 24/02697/DAC.

**An unconverted barn in a beautiful rural location with planning permission for conversion into an impressive four bedroom detached dwelling, set within grounds of approximately 0.5 acres.**

## Agents notes

The property is Grade II listed.

It is for purchasers to satisfy themselves as to the exact boundaries of the site together with any consents or conditions required.

**SERVICES:** Private water supply via bore hole, private drainage via a Klärgester (to be installed by the purchaser). Mains electricity connection.

**NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Braintree District Council, Causeway House, Bocking End, Braintree, Essex, CM7 9HB (01376 552525).

**TENURE:** Freehold

**WHAT3WORDS:** roosters.panic.riddle

**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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