



Oliver's Barn, Donkey Lane
Stanningfield | Bury St. Edmunds | IP29 4RA

 FINE & COUNTRY

Oliver's Barn, Stanningfield

Tucked away along a quiet private driveway in the sought-after village of Stanningfield, Oliver's Barn is a beautifully converted Suffolk barn enjoying an exceptional semi-rural setting with far-reaching countryside views. Combining characterful architectural features with spacious and versatile accommodation, this charming four-bedroom home sits within grounds approaching half an acre and offers the perfect balance of country living and modern comfort.





Step Inside

Approached through a welcoming entrance door, the reception hall immediately sets the tone for the home, where brick flooring, thoughtfully designed lighting and the character of the original barn conversion create a warm and inviting first impression. From here, the accommodation unfolds beautifully, offering an impressive degree of flexibility for modern family living

The principal sitting room is an elegant and relaxing space, centred around an attractive fireplace with a wood-burning stove set upon a brick hearth. Natural light pours through dual-aspect windows, while French doors connect seamlessly with the reception hall, creating an ideal setting for both entertaining and everyday living.

Beyond, an inner hallway provides access to a well-appointed shower room and two further reception rooms. A dedicated study, complete with fitted storage and shelving, offers the perfect environment for home working, while the snug or television room provides a cosy retreat, equally suited as a family room, playroom or additional reception space.

The kitchen/breakfast room forms the heart of the home. Fitted with an extensive range of cabinetry and integrated appliances, it offers ample space for informal dining and family gatherings. Natural light is enhanced by both a Velux roof window and views across the gardens, with a stable-style door providing direct access outdoors. Adjoining the kitchen, the utility room offers further storage, laundry facilities and practical day-to-day functionality.

Ascending the staircase, the first floor is centred around a magnificent galleried landing. A large picture window frames panoramic views across the Suffolk countryside, filling the space with natural light and creating a particularly memorable feature. Exposed timberwork and original character details further enhance the atmosphere of this exceptional home.

The principal bedroom enjoys a peaceful outlook and benefits from its own en-suite bathroom. Three additional double bedrooms, all generously proportioned and rich in character, are served by a family bathroom. Together, the accommodation provides a superb balance of private space and practicality for both families and visiting guests. Throughout the property, recently installed double-glazed windows and oil-fired central heating ensure comfort and efficiency while preserving the barn's inherent charm.





Step Outside

Oliver's Barn is discreetly positioned off Donkey Lane and approached via a shared private roadway serving just three properties, creating a wonderful sense of seclusion and exclusivity. The grounds extend to approximately half an acre, subject to survey, and are predominantly arranged to the front of the property where uninterrupted easterly views sweep across open countryside and farmland.

The gardens are principally laid to lawn and include a natural wildlife pond that attracts a variety of birdlife and local wildlife, enhancing the peaceful rural atmosphere. A formal enclosed garden, screened by established hedging, provides a private and attractive setting, while to the side of the property a delightful walled garden enjoys a sunny southerly aspect. This sheltered space is perfectly suited to al fresco dining, entertaining and relaxing throughout the warmer months.

Completing the outdoor offering is an expansive shingled courtyard and parking area, providing generous space for multiple vehicles and ensuring both practicality and convenience. The combination of mature gardens, open views and a tranquil setting create an exceptional outdoor environment that perfectly complements the character and lifestyle offered by this unique Suffolk home.



Location

Oliver's Barn occupies an enviable position within the highly regarded Suffolk village of Stanningfield, approximately five miles south-west of the historic market town of Bury St Edmunds. Surrounded by rolling farmland and unspoilt countryside, the village offers a quintessential rural lifestyle while remaining conveniently connected to a comprehensive range of amenities. At its heart lies the historic Church of St Nicholas, a striking medieval landmark that contributes to the village's enduring charm and sense of heritage. Nearby facilities include a village shop, post office, traditional public houses and farm shops renowned for their local produce, while excellent schooling is available within easy reach. The surrounding countryside provides an abundance of scenic walks and outdoor pursuits, making this a particularly appealing setting for those seeking both tranquillity and accessibility.

SERVICES

- Mains Water & Electricity are Connected
- Private Treatment Plant
- Oil Fired Central Heating
- Council Tax – Band F
- EPC Rating - D



Floor 0



Floor 1

Approximate total area⁽¹⁾
2333 ft²
216.8 m²

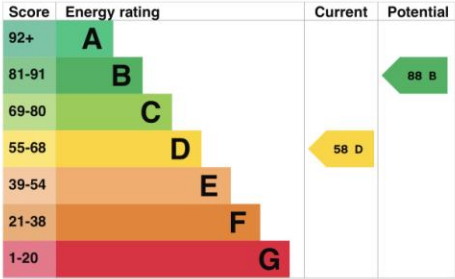
Reduced headroom
9 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROTECTED



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address: - The Stables, Summer Road, Walsham-Le-Willows IP31 3AJ. Company Registration No: 09559009

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