

DAVID BURR

Fermain, 9 Sharpes Hill
Barrow,
Bury St. Edmunds, Suffolk.









Fermain, 9 Sharpes Hill,
Barrow,
Bury St. Edmunds, Suffolk.

A substantial detached bungalow with considerable potential for modernisation offering versatile four-bedroom accommodation, a large garden, garage and parking.

Barrow is a highly regarded and well-served village offering a primary school, shop, public houses, church and medical facilities. The village is conveniently positioned for Bury St Edmunds, Newmarket and Cambridge, with excellent road links provided by the nearby A14.

- Substantial detached bungalow.
- Sympathetically enlarged accommodation.
- Versatile layout.
- Large sitting/dining room.
- Scope to reconfigure and improve.
- Requiring updating and modernisation.
- Large and established garden.
- Driveway providing extensive off-road parking.
- Garage.
- Popular and well-served village location











THE PROPERTY

This substantial detached bungalow occupies a generous plot within the well-served village of Barrow. The property has been sympathetically enlarged over the years to create spacious and highly versatile accommodation, although it now requires significant updating and modernisation. It presents an excellent opportunity for a purchaser to create a comfortable home tailored to their own requirements.

The entrance hall provides access to the principal accommodation, which includes a generously proportioned sitting/dining room enjoying views over the garden. The kitchen provides a practical working space with fitted storage and work surfaces, but would benefit from refurbishment and offers scope for a purchaser to introduce a more contemporary design.

The accommodation includes four bedrooms (one en-suite), allowing considerable flexibility for families, downsizers or those needing space to work from home. Depending upon individual requirements, one of the bedrooms could equally serve as a study, snug or reception room. The bedrooms are supported by the existing bathroom facilities, which, like the remainder of the property, offer scope for improvement.

The extensions have added significantly to the overall footprint while retaining the convenience of single-storey living. Although the bungalow requires investment, the proportions, adaptable layout and established setting provide an excellent basis for a comprehensive programme of renovation.

Outside, the property is complemented by a particularly generous garden, providing an attractive backdrop and considerable space for keen gardeners, families and outdoor entertaining. The garden features extensive areas of lawn together with established trees, shrubs and planting, which combine to create a mature setting and a good degree of privacy. Garage and extensive parking.

POSTCODE: IP29 5BY

WHAT3WORDS: ///marshes.undercuts.setting

LOCAL AUTHORITY: West Suffolk Council: 01284 763233.

COUNCIL TAX: Band E - £3,263.22 per annum.

IMPORTANT AGENTS NOTES: The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

VIEWING: Strictly by prior appointment only through DAVID BURR – (01284) 725525.

SERVICES: Main are connected. heating. **NOTE:** None of these services have been tested by the agent.



Material Information

SERVICES: Main water, electricity, drainage. Air source heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. **Council Tax Band: E**

EPC RATING: D

PROPERTY POSTCODE: IP29 5BY

TENURE: Freehold

CONSTRUCTION TYPE: Brick (assumed)

COMMUNCIATION SERVICES: Broadband Speed: Up to 1800 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/.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: Land off Bury Road, Barrow. Bloor Homes.

ASBESTOS/CLADDING: None know.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None known.

ACCESSIBILITY ADAPTIONS: None known.

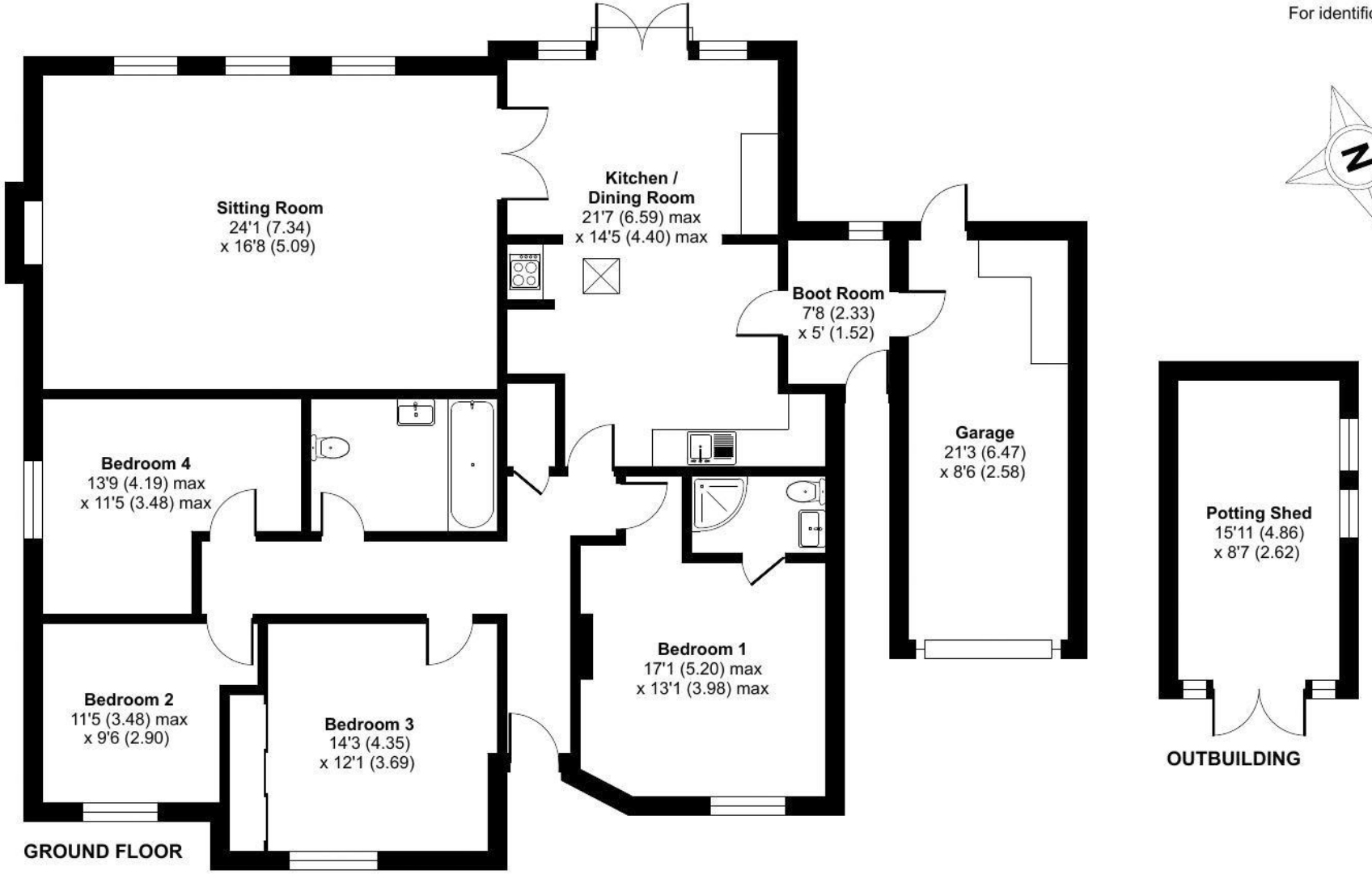
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NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever 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.

Sharpes Hill, Barrow, Bury St. Edmunds, IP29

Approximate Area = 1641 sq ft / 152.4 sq m
Garage = 180 sq ft / 16.7 sq m
Outbuilding = 137 sq ft / 12.7 sq m
Total = 1958 sq ft / 181.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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