



The Street, Great Barton

Sheridans



The Street, Great Barton IP31 2QP

Guide Price £325,000

Immaculately presented 19th century cottage offering light, spacious and characterful accommodation in popular village with off-road parking and beautifully stocked garden. This delightful brick and flint cottage has, over the years, been thoughtfully extended and extensively renovated to create a welcoming home that perfectly combines period charm with comfortable modern living. The property offers versatile accommodation with three generous reception rooms and impressive kitchen, creating a wonderfully sociable and flexible environment.

Benefiting from gas-fired central heating and double glazing, the property provides deceptively spacious accommodation extending to approximately 1,506 sq ft. The well-proportioned accommodation comprises entrance hall with stairs rising to the first floor, a fitted cupboard and window to front. A door leads through to a spacious dining room with engineered oak flooring and door opening onto the garden, creating an ideal setting for formal dining and entertaining.

The sitting room is a particularly cosy and characterful space featuring a fireplace with inset Clearview wood burning stove, shelving and engineered oak flooring. This flows into the kitchen/breakfast room with a further door opening to a family room, providing an additional reception space, again with oak flooring, that is wonderfully light and airy thanks to its dual aspect.

The kitchen/breakfast room truly forms the heart of the home, offering excellent space for both cooking and gathering. There is ample room for a table and additional seating and is fitted with a range of units with generous preparation surfaces. Integrated appliances include a built-in oven, gas hob and stainless steel cooker hood along with integrated dishwasher and space for an American-style fridge/freezer. A stable door provides direct access to the garden. A practical utility room with sink and plumbing for washing machine sits alongside a separate cloakroom.

Overall, this delightful cottage offers a wonderful sense of space and character throughout, with flexible accommodation ideally suited to modern family living while retaining the charm and personality expected of a period home.

Upstairs, the first-floor landing leads to three bright and well-proportioned double bedrooms with one housing the gas-fired boiler (fitted 2021) within a fitted cupboard. The family bathroom is particularly spacious and has been fitted with a white suite comprising wash hand basin, WC, bath and separate shower cubicle.

Outside

The cottage enjoys vehicular access via a small lane at the side of the property, leading to a gravel driveway providing off-road parking and enclosed by an attractive brick and flint wall. Double gates open onto a further secure parking area, ideal for a larger vehicle, campervan or similar.

Adjacent to the kitchen and dining room is a generous patio terrace, perfectly positioned for al fresco dining or relaxation while overlooking the garden. The gardens are predominantly laid to lawn with assorted borders stocked with an abundance of specimen plants, shrubs and trees. A particularly attractive feature of the property, the garden provides colour and interest throughout the seasons. Two substantial wooden sheds, one with power/light, and one with double doors onto the parking area for easy bike access. Both provide excellent storage solutions ideal for gardening enthusiasts or for those seeking practical space for tools, equipment or recreational hobbies.

Location

The property is located within the popular village of Great Barton, a sought-after village situated approximately three miles to the north-east of Bury St Edmunds. The village provides a good range of local amenities including a well-regarded primary school, parish and Catholic churches, and a garage with shop.

The nearby town of Bury St Edmunds offers a comprehensive range of shopping, educational and recreational facilities, together with a mainline railway station. The A14 dual carriageway is within a short drive, providing convenient access to the east coast ports, Newmarket, Cambridge and London via the M11 motorway.

Directions

From Bury St Edmunds, proceed along the A143 towards Diss and into the village of Gt Barton you will find the property on the right hand side.

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- Charming cottage - deceptively spacious
- 3 reception rooms
- Kitchen/diner
- 3 double bedrooms
- Well stocked garden
- Off road parking
- Easy access to amenities

Services

Mains electricity, gas, drainage and water. Heating - Gas fired boiler
Council Tax: West Suffolk Band: D
Broadband speed: up to 1,000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk - (Source Gov.uk)





These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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