



Barrells Road, Thurston, Bury St. Edmunds

Sheridans



Barrells Road, Thurston, Bury St. Edmunds IP31 3SG

Guide Price £745,000

A stunning and highly individual newly converted grade II listed barn conversion offering beautifully presented accommodation of exceptional quality, combining striking architectural character with contemporary design, set within a delightful semi-rural position on the edge of this well-served village.

Oakgrove Barn has been thoughtfully converted to an incredibly high standard, retaining a wealth of unique original features including exposed timbers, vaulted ceilings, original hay stores and impressive structural beams, all complemented by modern finishes and high-specification fittings. The result is a property of considerable charm and style, ideally suited to both everyday family living and entertaining.

The accommodation is arranged over two floors and extends to approximately 2,200 sq.ft, offering a superb sense of space throughout. A welcoming entrance hall provides access to the principal living areas and immediately reflects the quality and attention to detail found throughout the home.

At the heart of the property lies the impressive "live-in" kitchen/family room, a striking open-plan space with a beautiful Limestone floor and stunning kitchen fitted with a comprehensive range of units and integrated appliances, centred around a large island with breakfast bar, ideal for informal dining and entertaining.

This expansive room flows naturally into a separate dining room and to the generous sitting room, creating a wonderful sociable space with direct access to the outside. The sitting room is a characterful and inviting reception room featuring exposed beams with original features and a warm, homely atmosphere, with doors opening onto the terrace.

Also on the ground floor is a principal bedroom suite, an impressive room with vaulted ceiling, exposed structural timbers and a contemporary en suite bathroom, offering a high degree of comfort and privacy. A cloakroom and utility room complete the ground floor accommodation.

On the first floor, a striking landing with exposed timbers and a galleried feel provides access to the remaining accommodation. There are two further bedrooms, both generous doubles with high vaulted ceilings, each benefiting from stylish en suite facilities. In addition, a snug provides a versatile space ideal as a secondary first floor sitting room, study or even an occasional bedroom.

Outside

The property is approached via a generous gravelled driveway, providing extensive off-road parking and a welcoming sense of arrival.

The gardens are designed for ease of maintenance, with a large terrace area ideal for outdoor dining and entertaining, leading onto areas of lawn. The grounds enjoy a pleasant outlook and a degree of privacy, bordered by fencing and traditional boundary walls. All in about .3 of an acre.

Location

The property occupies a wonderful rural setting along a quiet lane between the villages of Thurston and Tostock. Thurston, is one of the area's most popular villages, offering an excellent range of amenities including shops, schooling, local services and a railway station with direct links to Cambridge and London. The historic Cathedral town of Bury St Edmunds lies approximately 4 miles to the south-west and provides a comprehensive range of shopping, leisure, cultural and educational facilities.

- Exceptional barn conversion finished to a high specification
- Striking open-plan "live-in" kitchen/family room
- Grade II listed with a wealth of character features including exposed beams and timbers
- Three spacious bedrooms including impressive principal suite
- Three bath/shower rooms with contemporary fittings
- Versatile accommodation extending to approximately 2,200 sq.ft.
- Separate dining room and additional first floor snug/study space
- Generous driveway providing extensive off-road parking
- Gardens with terrace ideal for entertaining
- Tranquil semi rural setting on edge of well served village with excellent transport links

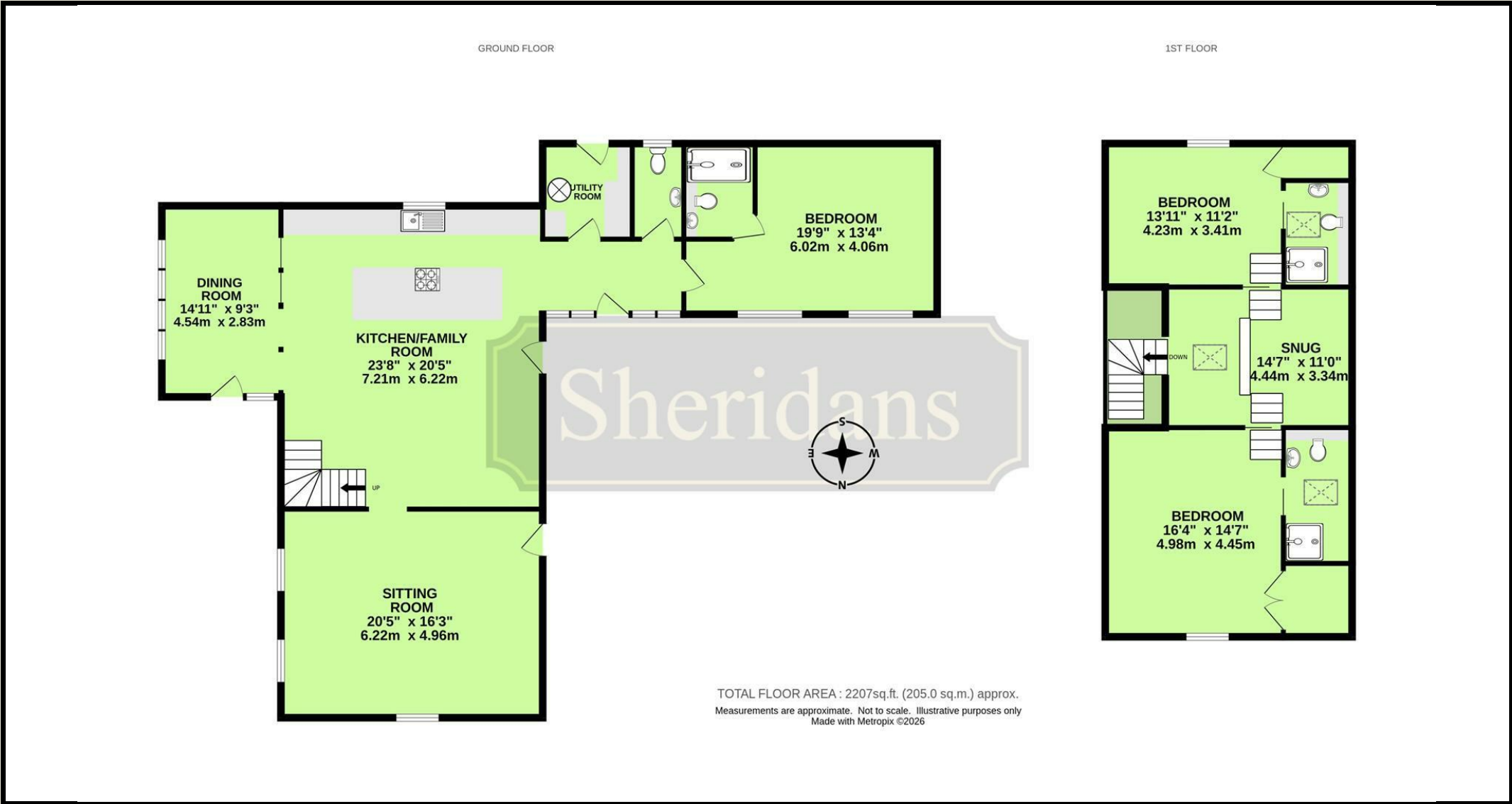
Directions

From the centre of Thurston proceed away from the village along School Road. Proceed straight over the cross roads into Stoney Lane and inturn into Barrells Road. At the end of the road turn right towards Tostock, where the entrance to the property, will be found further on the right.

Services

Mains electricity and water. Private treatment plant drainage. Air source heating.
Council - Mid Suffolk Tax Band E
Broadband speed: Up to 1800 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.

Sheridans Estate Agents

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