



**19 Bell Lane,
Barton Mills**

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BURR**





19 Bell Lane, Barton Mills, IP28 6AJ

Barton Mills is a small village approximately 8 miles north of the home of English racing, Newmarket. The centre of Bury St Edmunds and the high tech University City of Cambridge are 11 miles and 20 miles respectively. There are good everyday shopping facilities available in Newmarket and more comprehensive shopping, recreational and educational facilities in both Cambridge and Bury St Edmunds. There are excellent local schools and independent schools at Culford, Newmarket, Bury St Edmunds, Ely and Cambridge.

An exceptionally well-presented and versatile family home in Barton Mills, offering spacious and well-proportioned accommodation comprising four/five bedrooms, generous reception space and a self-contained annexe. Combining an excellent standard of presentation with considerable flexibility, the property is ideally suited to modern family living, multi-generational occupation or those seeking additional independent accommodation.

A beautifully presented and exceptionally spacious family home offering versatile four/five-bedroom accommodation and a self-contained annexe.

Ground Floor

ENTRANCE PORCH The front door opens into an entrance porch, with glazed windows overlooking the front aspect and useful storage space to either side. A further door leads into the entrance hall.

ENTRANCE HALL A welcoming entrance hall with a useful storage cupboard incorporating a hanging rail for coats, together with additional storage beneath the stairs. Stairs rise to the first-floor gallery landing, with access to the principal ground-floor accommodation.

SITTING ROOM & DRAWING ROOM A spacious and versatile reception area comprising a sitting room with an electric fireplace and bi-fold doors opening directly onto the rear garden. The room opens into the drawing room, which enjoys a bay window overlooking the front aspect, providing an additional reception area and a pleasant outlook.

KITCHEN & DINING / FAMILY ROOM A superb open-plan space, ideally suited to modern family living and entertaining. The kitchen is fitted with eye and base level storage units, granite worktop surfaces and a central island, together with a stainless steel undermounted sink, plumbing for a dishwasher, space for a Rangemaster-style cooker with extractor hood over, and space for fridge-freezers. Windows overlook the front aspect, while a side door provides direct access outside. Open plan to the kitchen, the dining/family room offers ample space for a substantial dining table and additional seating. An electric fireplace provides a focal point, while bi-fold doors open onto the rear garden. Together, these rooms form a particularly sociable space, equally well suited to everyday family life and larger gatherings.

UTILITY ROOM Fitted with base-level storage units and worktop surfaces, together with a stainless-steel sink and drainer. There is plumbing for a washing machine, space for a tumble dryer, a cupboard housing the gas-fired boiler and a door leading to the rear porch and rear garden.

CLOAKROOM Fitted with a WC and wash hand basin with storage beneath, together with a window overlooking the rear aspect.

First Floor

FIRST FLOOR GALLERY LANDING A light-filled gallery landing with Velux windows overlooking the front aspect, providing access to the bedrooms and family bathroom, with stairs continuing to the loft space.

BEDROOM 1 A double bedroom with a window overlooking the front aspect and access to a Jack and Jill en-suite shared with bedroom two.

BEDROOM 2 A versatile bedroom with an adjoining room, offering a range of potential uses to suit individual requirements, whether as a dressing room, nursery or additional private space. Windows overlook the rear aspect, with built-in storage cupboards and access to the Jack and Jill en-suite shared with bedroom one.

EN-SUITE Serving bedrooms one and two, this en-suite is fitted with a double-width shower, WC and wash hand basin.

BEDROOM 3 A double bedroom with a window overlooking the rear aspect and access to a second Jack and Jill en-suite, shared with bedroom four.

BEDROOM 4 A further double bedroom with a window overlooking the front aspect, also served by the Jack and Jill en-suite shared with bedroom three.

EN-SUITE Serving bedrooms three and four, the second en-suite is fitted with a double-width shower, wash hand basin and WC.

FAMILY BATHROOM The family bathroom comprises a bath, WC and wash hand basin with storage beneath. There is also a cupboard housing the hot water cylinder and a window overlooking the rear aspect.

LOFT SPACE Spanning the full width of the house, this particularly useful loft space is fully carpeted and benefits from windows overlooking the rear aspect. Please note that Building Regulations approval has not been obtained for its use as habitable accommodation.

Outside

The rear garden is predominantly laid to lawn, with borders stocked with trees and plants. A large sheltered area currently accommodates a brick-built fish pond, alongside a terraced area with space for tables and chairs, providing an appealing setting for outdoor dining and relaxation.

To the front, an in-and-out gravel driveway provides ample parking and access to the single garage, which is fitted with an electric roller-shutter door.

ANNEXE A self-contained annexe providing valuable additional accommodation, currently arranged as an open-plan kitchen and sitting room, with bi-fold doors opening onto an outdoor terrace. There is also a ground-floor shower room, with stairs rising to the first floor, currently utilised as a home gym, together with an additional WC. This versatile space offers considerable flexibility to suit a variety of individual requirements.

SERVICES Underfloor heating to ground floor and gas fired central heating to the first floor. Mains water. Mains drainage. Mains & solar electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND F. (£3,366.83 per annum)

EPC B.

TENURE Freehold.

CONSTRUCTION TYPE Brick under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 1000 mbps upload. Phone Signal: Yes. Provider: Coverage is likely with all providers.

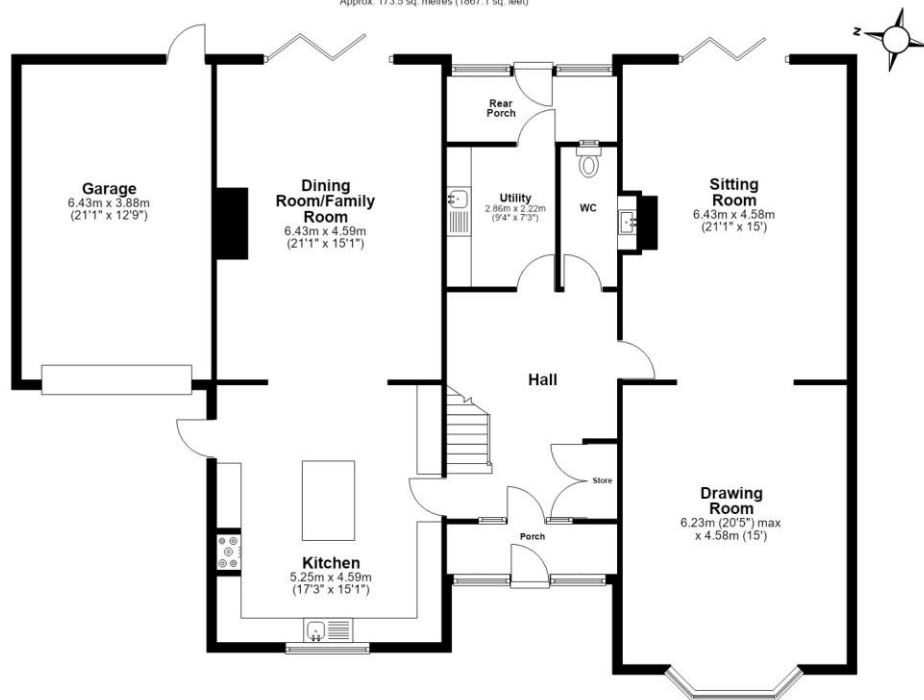
WHAT3WORDS ruins.anchovies.enjoy

VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor

Approx. 173.5 sq. metres (1867.1 sq. feet)



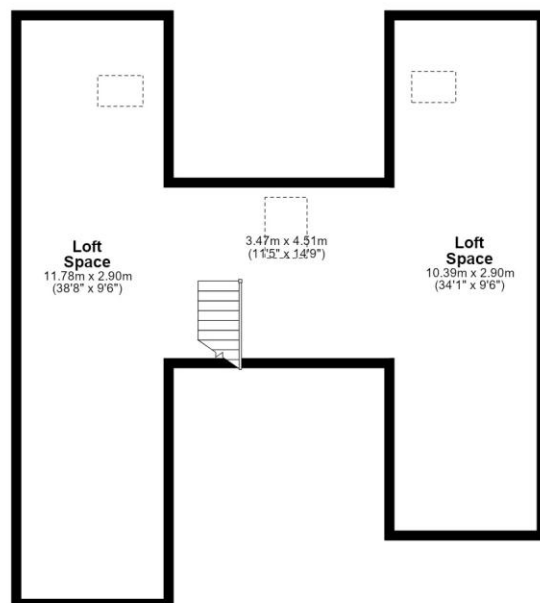
First Floor

Approx. 145.5 sq. metres (1565.7 sq. feet)



Second Floor

Approx. 80.8 sq. metres (867.9 sq. feet)



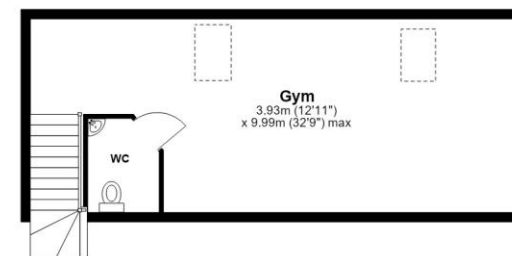
Outbuilding - Ground Floor

Approx. 53.6 sq. metres (577.3 sq. feet)



Outbuilding - First Floor

Approx. 39.3 sq. metres (422.5 sq. feet)



Total area: approx. 492.4 sq. metres (5300.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines
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