



**Netherstead, Cockfield
Bury St Edmunds**

**DAVID
BURR**



Netherstead, Earls Hall Road, Cockfield, Bury St Edmunds, IP30 0JD

Cockfield is a charming Suffolk village consisting of nine greens and hamlets spread around the undulating countryside North of Lavenham. Local amenities include a public house, restaurant, primary school, garage, two Churches and shop/Post Office while just 7 miles away is the Cathedral town of Bury St Edmunds and the market town of Sudbury is 9 miles, both provide extensive amenities and the latter a branch line service to London's Liverpool Street Station.

A fantastic opportunity to acquire a detached single storey flint barn conversion benefitting from a wealth of period features throughout including vaulted ceilings and exposed beams. The property is situated just off the quiet Earls Hall Road which in turn leads to the deceptively spacious property situated within grounds amounting to in all about 0.5 of an acre.

An immaculately presented detached single storey barn conversion within grounds amounting to in all about 0.5 acres.

Entrance into;

SEMI-VAULTED BARN ROOM: Tastefully divided into 3 distinct facets comprising;

KITCHEN: Retaining the original brick and flint wall surrounds fitted with a range of matching wall and base units as well as a multitude of integrated appliances comprising Neff dual ovens, integrated fridge freezers, Whirlpool four ring hob with Gaggenau extractor over, dishwasher, stainless steel sink inset with drainer with mixer tap over. The kitchen area is complete with window to front aspect overlooking the generous grounds. **DINING SPACE:** Situated between two of the original supporting posts to the barn, the dining space is central to the vaulted area providing ample space for formal or informal dining. This area is complete with dual area access trifold doors in two places with further French style double doors leading to the front terrace which in turn is open plan to; **SITTING AREA:** Set within the far end of the semi-vaulted barn room, finished with stone flooring, brick and flint surrounding walls and the focal point of the room being the log burning stove. Door through to;

SNUG/LIBRARY: Accessed from the sitting area via two brick set steps up, this quiet space is situated toward the rear of the property, fitted with a door leading to the rear terrace, with dual aspect mullion style windows and a further window to rear aspect. Open plan to;

STUDY: This room provides a substantial yet secluded home working space finished with white wash beams.

Sliding metal door leading to the other side of the semi-vaulted barn room comprising **GARDEN ROOM** with door to;

MASTER BEDROOM: Retaining the original barn wall with ample space for a double bed, freestanding storage, door leading to rear terrace and double doors to **EN SUITE**; Comprising white suite with WC, hand wash basin, heated towel rail and slipper bath with hot and cold mixer tap over.

BEDROOM 2: With a continuation of the semi vaulted ceiling this light and airy bedroom again comfortably takes a double bed with a further door to rear terrace and windows to rear.

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Door to **JACK AND JILL EN SUITE**; Comprising WC, hand wash basin with hot and cold mixer taps over, chrome heated towel rail, wall mounted storage with vanity mirror inset and walk in shower with drencher head over and window to rear aspect. Sliding door with access to;

BEDROOM 3: Accessed via a step down with original brick and flint walls retained semi vaulted ceiling and door to **WET ROOM**; Comprising white suite with WC, hand wash basin and frosted window to front aspect. Door to;

BEDROOM 4: A substantial double room with window to side aspect and door to Jack and Jill **EN-SUITE**; comprising panelled bath, WC, hand wash basin and frosted window to side aspect.

BEDROOM 5/DRESSING ROOM: Semi vaulted room with mezzanine storage over. This room would be equally suitable for use as an additional bedroom for guest accommodation if required with direct access to Jack & Jill En-suite..

UTILITY SPACE: Providing additional storage or equally useable as a boot room the utility is fitted with further cabinetry;

CLOAK ROOM: Comprising WC, hand wash basin with hot and cold mixer tap over, chrome towel rail and window to front aspect.

Outside

The property has a particularly attractive road facing elevation with triple aspect barn style door configurations with windows over which in turn is set up on a small grass verge leading to the ample off road parking for a number of vehicles with double doors to the integral **GARAGE**; capable of providing storage for a further vehicle with door to internal store room and mezzanine storage over this space would be equally useable as a

workshop if required beyond the garage and a substantial **LOG STORE**; under a covered area with gated access to the front terrace abutting the property. Formal gardens are situated at the front of the home amounting to in **all about 0.5 acres**. Boundaries are clearly defined by six foot fencing around the parking area with lower level fencing defining the gardens toward the end of the plot. Within close proximity to the same is a substantial **OUTBUILDING** suitable for a number of uses. Concurrent with the limited right of way, toward the end of the garden is a five bar gate providing access to the nature reserve. The formal gardens are tastefully divided with a duality of uses, notably comprising a covered area set up on a solid oak terrace providing ample space for al-fresco entertaining and dining. Further from this, a network of additional courtyards with flower beds and shrubs also housing the external boiler and additional storage shed.

SERVICES: Mains water and electricity are connected. Biocell drainage. Oil fired heating.

AGENTS NOTE: As is not uncommon with former agricultural properties of this ilk, a limited right of way to the side of the garden for maintenance of adjacent nature reserve is in place.

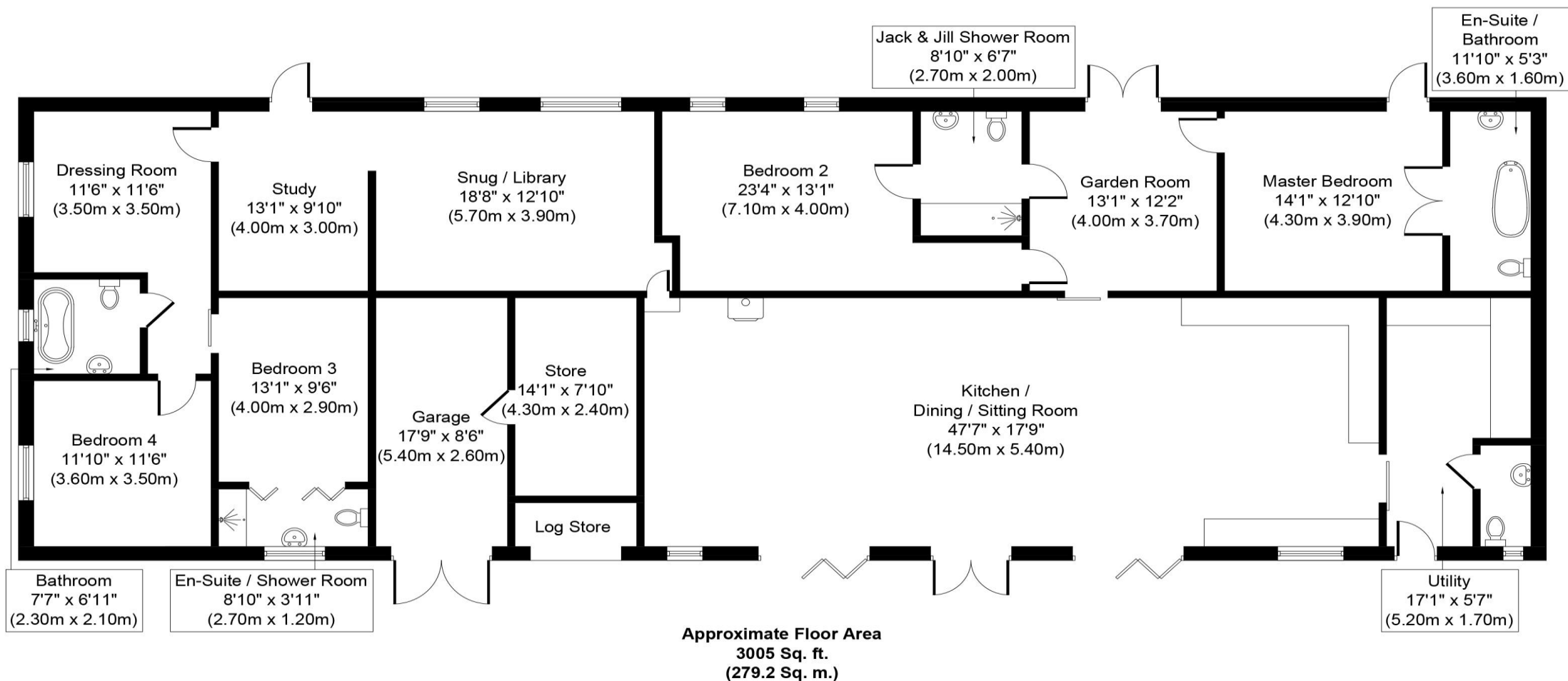
LOCAL AUTHORITY: Babergh District Council.

EPC RATING: D

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds office 01284 725525.

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