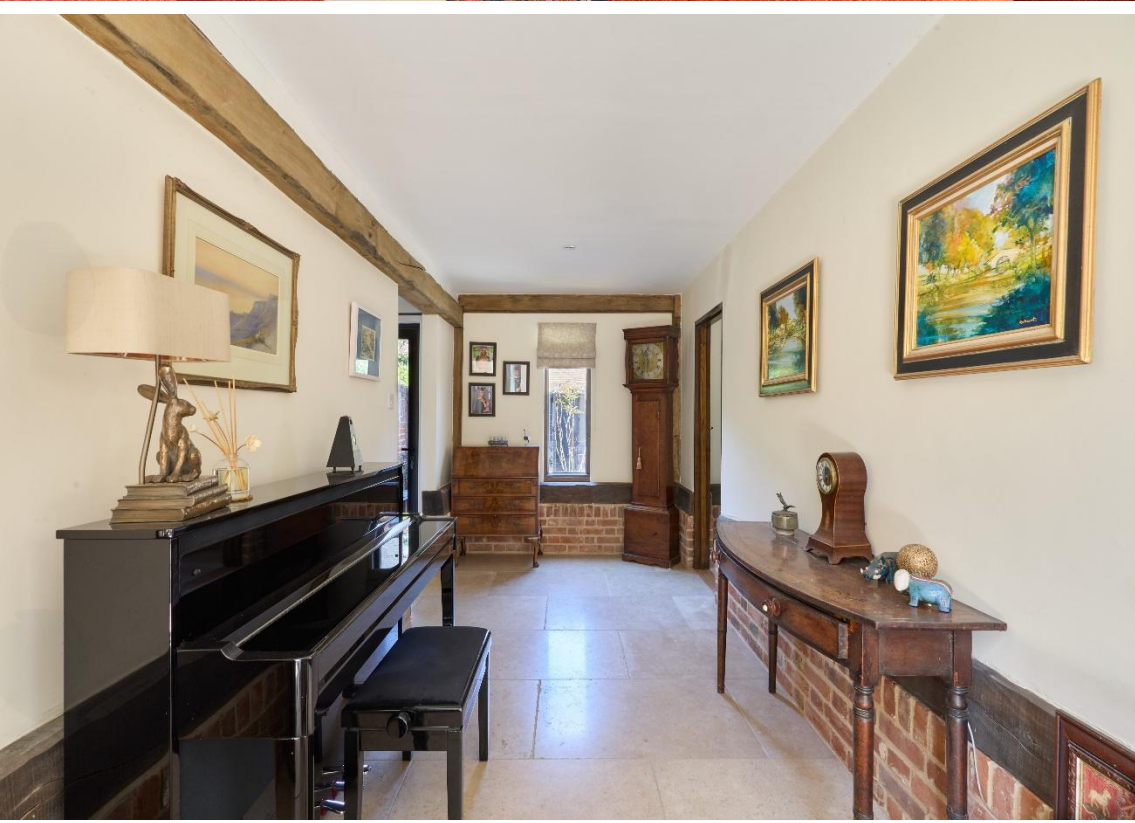




**Lewkenors Granary,
Denham, Suffolk.**

**DAVID
BURR**





Lewkenors Granary , Denham, IP29 5EF

Denham is a charming rural hamlet on the western edge of Suffolk, approximately 6 miles from the historic market town of Bury St Edmunds. Surrounded by open countryside and farmland, the village offers a peaceful setting while remaining within easy reach of local amenities, excellent road links via the A14, and rail services from nearby Bury St Edmunds. Rich in character, Denham is home to the historic St Mary's Church and the remains of a Norman motte-and-bailey castle, making it an attractive location for those seeking a quintessential Suffolk village lifestyle.

Spanning over 5000 Sq Ft, Lewkenors Granary was originally converted around the year 2000 and has since been comprehensively updated by the current owners with improvements to include a recently built garden room, bedroom 5 and oil fired underfloor heating to both ground and first floors. Retaining a wealth of character and combining the convenience of modern fixtures and fittings the impressive accommodation comprises a brilliant reception hall, large kitchen/dining room, a stunning garden room, 5 bedrooms and 5 bathrooms. Standing in a picturesque rural location within extensive gardens and a delightful paddock with fruit trees all in measuring just under 2.5 acres.

A remarkable Grade II listed granary conversion forming part of the traditional farm buildings associated with Denham Hall – a magnificent moated Manor House dating back to the 16th Century.

RECEPTION HALL - Glazed double entrance doors open into an impressive reception hall with a staircase rising to the first floor. Limestone flooring extends throughout much of the ground floor, complementing the property's blend of original character and modern finishes. Exposed timbers, feature brickwork and vaulted ceilings combine to create a welcoming first impression, while full-height glazing and Velux roof windows provide an abundance of natural light and views across the central courtyard.

SITTING ROOM - A well-proportioned dual-aspect reception room enjoying views to both the front and rear of the property. The focal point is the impressive red brick inglenook fireplace with a herringbone brick hearth, substantial bressummer beam and inset wood-burning stove. French doors open directly onto the courtyard, creating an ideal space for both relaxing and entertaining.

BEDROOM FOUR - A spacious ground floor double bedroom overlooking the courtyard, complete with fitted double wardrobes and direct access to an en-suite bathroom.

EN-SUITE BATHROOM- Fitted with a panelled bath, walk-in tiled shower, vanity wash hand basin, low-level WC and heated towel rail. A useful fitted storage cupboard incorporates an additional sink.

FAMILY ROOM / GYM / HOME OFFICE - Currently arranged as a gym, this versatile room offers excellent flexibility to suit a variety of needs. With limestone flooring continuing from the reception hall and windows to both the front and side aspects, it could equally serve as an office, family room, playroom, additional reception room or sixth bedroom.

SHOWER ROOM - Comprising a walk-in tiled shower, vanity wash hand basin with granite worktop, a low-level WC and storage cupboards.

CLOAKS & STORAGE - A range of full-height fitted cupboards provides excellent storage. A door from the hallway leads to a secondary south-west facing courtyard offering a private outdoor space with paved area, plants, roses, herbs and a washing line making this area ideal for practical everyday use.

KITCHEN / DINING ROOM - The spacious kitchen/dining room forms the heart of the home and is well suited to both family life and entertaining. Fitted with an extensive range of matching wall and base units beneath granite work surfaces, the kitchen also features a Belfast sink, central island with additional storage, integrated dishwasher, an integrated fridge and Neff double oven.

There is ample space for a large dining table, while windows and French doors overlook and open onto the courtyard, creating an easy connection between the indoor and outdoor living spaces. A feature electric fireplace adds further character. A door leads through to the boiler room.

UTILITY ROOM - Complementing the kitchen, the utility room is fitted with matching cabinetry, granite work surfaces and a Belfast sink. There is space and plumbing for a washing machine, tumble dryer and fridge freezer, together with a heated towel rail and loft access. A stable door opens onto the garden, an internal door provide access to the double garage and open access to the garden room.

DOUBLE GARAGE - A spacious double garage fitted with electrically operated up-and-over doors, power and lighting, together with a useful workshop area to the rear.

GARDEN ROOM - A superb addition by the current owners, the garden room provides an excellent space for year-round entertaining. Featuring a vaulted ceiling with exposed beams and triple-glazed bi-fold doors opening onto the gardens, it enjoys a light and airy feel throughout.

A striking fireplace creates an attractive focal point and is used by the owners as an indoor BBQ while a fitted kitchenette with granite worktops, sink, wine fridge and storage cupboards makes the space particularly practical for entertaining. The underfloor heating manifold is neatly housed within fitted cabinetry and the room is complimented by an oak laminate bookcase.

BEDROOM FIVE - Accessed from the garden room, this generous double bedroom benefits from fitted wardrobes, additional built-in furniture and a window seat. A door opens directly onto the courtyard, making it ideal as a guest suite or for extended family.

EN-SUITE SHOWER ROOM - Comprising a walk-in tiled shower, vanity wash hand basin, low-level WC, heated chrome towel rail and complementary wall tiling.

FIRST FLOOR - The galleried landing overlooks the reception hall below and provides access to the first-floor accommodation.

PRINCIPAL BEDROOM SUITE - The principal suite incorporates a dressing area with fitted wardrobes and loft access to ceiling before opening into the bedroom itself, which enjoys excellent natural light from Velux roof windows. An opening from the bedroom leads through to the adjoining office.

EN-SUITE BATHROOM - Fitted with an oval bath, separate walk-in tiled shower, vanity wash hand basin with granite worktop, low-level WC, heated towel rail, airing cupboard and complete with Quartz stone tiled flooring.

OFFICE / BEDROOM THREE - Currently used as a home office, this room was originally designed as a bedroom and could easily be reinstated if required. Three Velux roof windows overlook the courtyard and fitted wardrobes provide useful storage.

BEDROOM TWO - A generous double bedroom with exposed timbers, fitted wardrobes and two Velux roof windows.

EN-SUITE BATHROOM – Jack and Jill style bathroom with access also from the landing allowing for access to bedroom 3. Comprising a panelled bath, separate walk-in shower, vanity wash hand basin, low-level WC, heated towel rail and Quartz stone tiled flooring.

OUTSIDE COURTYARD

Positioned at the centre of the property, the private slate-paved courtyard provides an attractive setting for outdoor dining and entertaining. Well-stocked flower borders, together with an ornamental pond and fountain, create an attractive focal point and enhance the character of the setting.

GARDEN & GROUNDS - The property is approached via a gravel driveway (owned by Lewkenors), leading to a timber cart lodge and double entrance gates opening into the grounds.

A shingle driveway provides ample parking and access to the double garage. There is also a timber log store, garden store, bin storage and a screened oil tank. The principal gardens are mainly laid to lawn and are complemented by a variety of mature trees, shrubs and established hedging, creating a good degree of privacy. To the south of the gardens, a gated entrance leads through to an enclosed paddock planted with a variety of mature and fruit trees. In all, the grounds extend to approximately 2.35 acres, offering an attractive balance of formal gardens and open green space.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND G

EPC Not applicable due to Grade II listing

TENURE Freehold.

CONSTRUCTION TYPE Part brick and part timber frames construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Full Fibre. Speed: Up to 500 mbps download, up to 70 mbps upload.

Phone Signal: Yes. Provider: Coverage is likely with all providers.

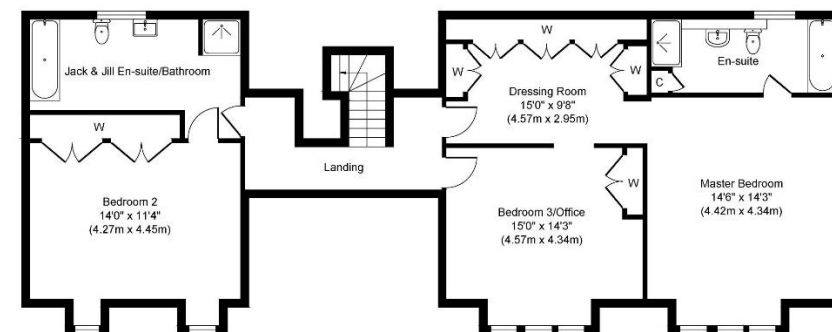
WHAT3WORDS [**primed.strongly.hothouse**](#)

VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
4018 sq. ft
(373.24 sq. m)



First Floor
Approximate Floor Area
1302 sq. ft
(120.93 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

