

oakheart



£1,750,000

Offers In Excess Of
Coney Weston Road, Barningham.



Set in over 10 acres (STS) of beautifully maintained grounds, this exceptional period country residence extends to 5,346 sq ft, and is complemented by a superb collection of outbuildings, including a substantial two-storey barn with planning consent for conversion. Barningham Hall combines the character and elegance of a fine period home with the comfort of contemporary family living, and enjoys a wonderful sense of privacy, tranquillity and far-reaching views.

The house has been thoughtfully refurbished to an exceptional standard, retaining a wealth of period features including high ceilings, striking fireplaces and exposed timbers. These combine effortlessly with refined, contemporary interiors to create a home of considerable charm and style.

As you approach the property, a sweeping gravelled driveway winds through the grounds, with picturesque views across the pond. The driveway culminates in extensive parking and provides access to an impressive range of garages and outbuildings.

Arranged over three floors, the spacious accommodation is centred around a welcoming reception hall and includes a selection of elegant reception rooms, together with a beautifully appointed open-plan kitchen, breakfast and garden room overlooking the landscaped gardens. The upper floors provide a wealth of versatile accommodation, readily adaptable to suit the changing needs of a modern family, with excellent provision for bedrooms, guests, home working or leisure.

The beautifully landscaped formal gardens provide a superb backdrop to the house, with expansive lawns, mature planting, a stone terrace, pergola and summer house, creating a wonderfully private and picturesque rural setting.

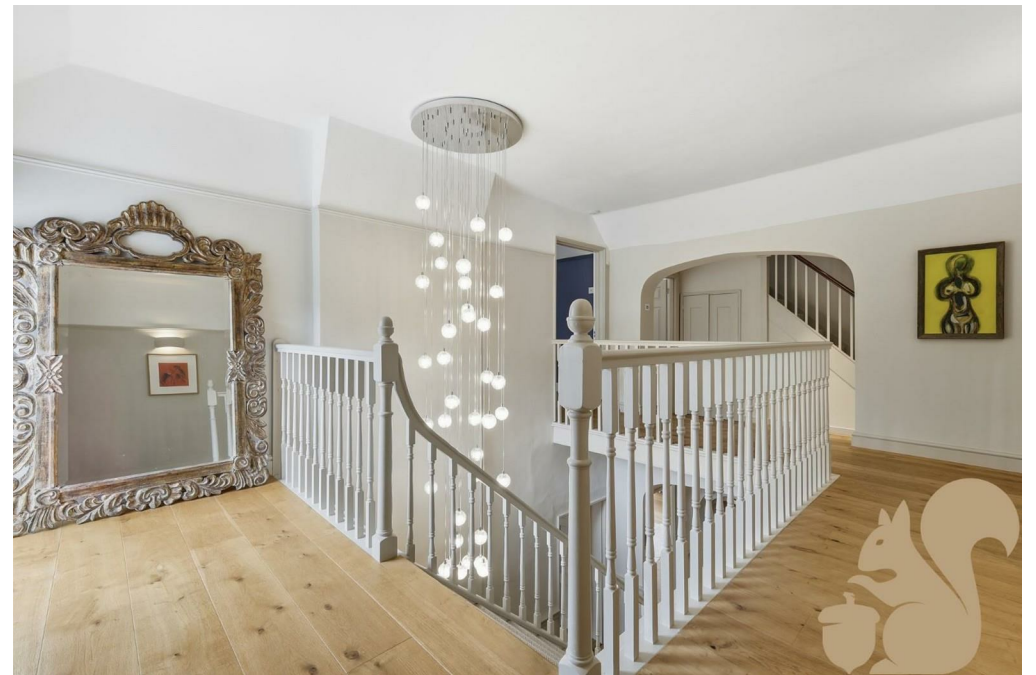
The substantial two-storey barn benefits from planning consent granted on 16.09.24 (DC/24/0860/HH), for conversion into a comfortable 2-3 bedroom annexe, ideally suited to dependent relative or guest accommodation.







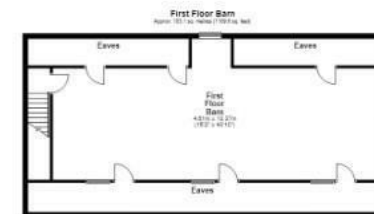
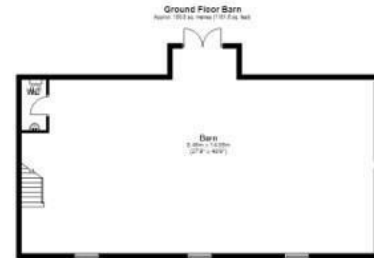




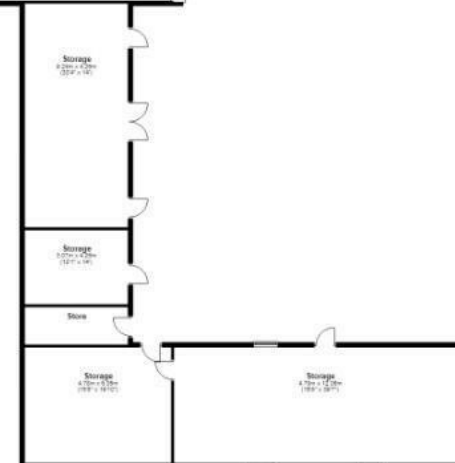
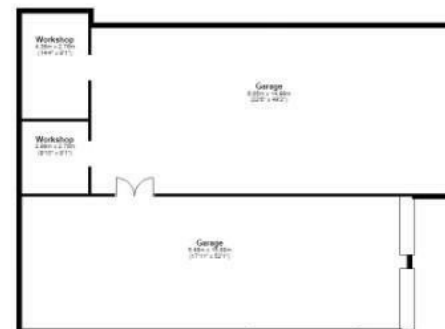








Outbuildings
Approx. 175.2 sq. metres (1887.1 sq. feet)



Total area: approx. 1005.9 sq. metres (10800.6 sq. feet)

This floor plan has been prepared by a professional and should be used as a general guide only. It does not constitute a contract. It is the responsibility of the client to ensure that the information is correct and to verify the measurements and dimensions of the property. The architect is not responsible for the accuracy of the information provided. The floor plan is a guide only and should not be used as a basis for any other information or decisions.

Local Authority:
West Suffolk

Tenure:
Freehold

Council Tax Band:
G



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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