



**Riverain,
Barnham, Suffolk.**

**DAVID
BURR**



RIVERAIN, WATER LANE, BARNHAM, SUFFOLK IP24 2NA

Barnham is a pretty village with Parish church, Primary School, Village Hall and within close proximity of the nearby village of Euston. The Cathedral town of Bury St Edmunds provides an extensive range of amenities and is about 10 miles south. Local amenities are found in the town of Thetford 3 miles away with direct rail links to London Liverpool Street available from Diss 18 miles east, along with Cambridge and the A11.

This highly individual and cleverly designed detached house occupies a lovely position on a quiet lane with farmland views to the rear. The house itself is light, spacious and offers versatile accommodation that would suit a range of different lifestyles. Further benefits include a double garage, ample parking and established gardens. **NO ONWARD CHAIN.**

A detached house in a well-regarded village with extensive versatile accommodation, a double garage, ample parking and far-reaching field views.

ENTRANCE HALL: A spacious inviting area with fitted barrier matting and arches opening to:-

Inner Hall: With a staircase off, useful cloaks cupboard and double doors to:-

DRAWING ROOM: An elegant room with cornicing, fluted columned arched display recesses and fireplace with surround, marble slips and hearth.

SITTING ROOM: A light room with fireplace that includes tiled slips, hearth and moulded wood surround. Glazed doors open to terracing and the garden at the front, a further set of sliding glazed doors open to terracing and the garden to the rear, the latter providing an exceptional far-reaching view.

DINING ROOM: Enjoying far reaching views.

KITCHEN/BREAKFAST ROOM: With a feeling of space and divided into 2 distinct areas with the breakfast/living area having sliding glazed doors opening onto terracing with views over the garden and fields beyond. The kitchen area has been finished with an extensive range of solid pine fronted units and worktops incorporating a single drainer sink unit with vegetable drainer and mixer tap over. Integrated appliances include 2 ovens, microwave oven, full height fridge/freezer, electric hob and fitted extractor hood. Plumbing for dishwasher and washing machine. Access to CELLAR.

SHOWER ROOM: Large fully tiled shower cubicle, WC and wash hand basin with storage below.

First Floor

LANDING: A spacious area with access to loft storage space, shelved linen cupboard and doors to:-

PRINCIPAL SUITE: Divided into distinct areas with the bedroom area enjoying far reaching field views. Separate entrance/dressing area complete with built-in wardrobes and storage cupboards leading to:-

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ENSUITE BATHROOM: A spacious room with a bath, WC and a wash hand basin set in a vanity unit with storage below.

BEDROOM 2: Enjoying far reaching field views and finished with extensive part-mirror fronted wardrobes, vanity unit with wash hand basin and storage below.

BEDROOM 3: Hand wash basin with storage below.

BEDROOM 4: With part-mirror fronted built-in wardrobes and views over the garden with fields beyond.

BEDROOM 5: Currently utilised as a study with useful fitted storage cupboard, space for a desk, built-in full-height shelved storage cupboard.

FAMILY BATHROOM: Finished with a large corner bath, wash hand basin with storage below.

CLOAKROOM: Fitted WC and wash hand basin.

Outside

A large tarmac drive provides extensive **OFF-ROAD PARKING** for a number of vehicles and in turn leads to:-

DOUBLE GARAGE: With twin up and over doors, light and power connected, twin drainer sink and personnel door to side.

The gardens are one of the property's most attractive features, enjoying a high degree of privacy to the front and cleverly landscaped to include a large terrace taking advantage of the afternoon/evening sun and complemented further by established hedging and an expanse of lawn.

The rear garden has been landscaped to include a large terrace running the full-width of the property and occupying an elevated setting to take full advantage of the views over the meadows and farmland beyond. The remainder of the garden includes a generous expanse of lawn. External water and lighting are connected.

SERVICES: Main water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. **Council Tax Band:** F - £3,324.53 – 2025/26,

EPC RATING: Awaiting report.

PROPERTY POSTCODE: IP24 2NA

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES: **Broadband Speed:** Up to Mbps (source Ofcom).

Mobile Coverage: EE, Three, 02 and Vodafone – outdoor, likely. (source Ofcom).

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WHAT3WORDS: ///

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

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Approximate Area = 2494 sq ft / 231.7 sq m

Garage = 390 sq ft / 36.2 sq m

Total = 2884 sq ft / 267.9 sq m

For identification only - Not to scale



