



Hepworth Road, Barningham

Sheridans



# Hepworth Road, Barningham IP31 1BP

Guide Price £825,000

A newly extended and remodelled detached village house offering substantial, highly versatile and beautifully presented accommodation approaching 2,750 sq ft, including a superb one-bedroom annexe and far-reaching countryside views to the rear.

Hawthorne House is an imposing detached family home, originally constructed in 1994 with traditional brick elevations beneath a tiled roofline, and subsequently enhanced and extended by the current owners to create an adaptable living environment ideal for modern family life and multi-generational living. The property occupies a prominent village position and enjoys expansive views beyond the rear garden. The total plot extends to approximately 0.27 acres (s.t.s).

The accommodation has been thoughtfully reconfigured and enlarged, with the recent addition of an impressive rear extension creating a superb adjoining annexe. Internally, the house offers a substantial sense of arrival via a welcoming entrance hall with a staircase rising to the first floor and useful understairs storage. Double doors open into a well-proportioned sitting room centred around a feature fireplace, with Bi-fold doors providing direct access to the rear terrace and gardens, creating a seamless connection between indoor and outdoor living.

Designed with both practicality and style in mind, the stunning "live-in" kitchen/dining/family room is fitted with a comprehensive range of contemporary units and integrated appliances. This opens into a spacious dining and family area, flooded with natural light and ideal for everyday living.

Bi-fold doors open directly onto the terrace, ensuring the space is perfectly suited to summer entertaining. Concealed mood lighting creates a dramatic atmosphere, ideal for hosting. The east wing comprises a useful utility room and cloakroom, along with access to the versatile adjoining self-contained annexe. This includes a charming sitting room with high ceilings, creating a light and airy feel, and French doors opening onto the gardens. The well-equipped kitchen features fitted units and appliances, with double doors leading back into the sitting room. The double bedroom benefits from fitted wardrobes, a door to the entrance hall, and access to the en-suite wet room, completing the ground-floor accommodation.

To the first floor, the principal bedroom suite is a standout feature, offering excellent proportions, fitted air conditioning, a Juliet balcony with far-reaching views, and a luxurious en-suite shower room finished to a high standard. The large dual-aspect 22ft guest bedroom is another impressive space with fitted air conditioning, while the remaining three bedrooms are all well-sized and served by a stylish family bathroom, making the layout ideal for larger families or those requiring flexible home-working space.

The property benefits from oil-fired central heating, double glazing, solar panels and air conditioning to the main and guest bedroom, enhancing both comfort and efficiency.

## Outside

Externally, the house is approached via a large gravel driveway providing extensive off-road parking, turning space, and access to a detached garage with an electric roller door. Twin wooden

gates lead to the side of the house and through to the landscaped rear gardens, which are a particular highlight of the property.

The gardens enjoy a delightful south-westerly aspect and are mostly laid to lawn, with well-stocked flower beds, mature borders, and a vegetable garden at the far end of the plot. Within the garden is a smart home office/games room, and of particular note is the large porcelain terrace, creating an ideal area for outdoor entertaining and al-fresco dining.

## Location

The property is situated on the outskirts of the village backing onto open countryside, yet within a stones throw of the village facilities which include a shop/post office, pub, primary school and church.

Barningham is a well-served village situated approximately 12 miles north east of Bury St Edmunds and further amenities including a doctor's surgery are available in the nearby village of Stanton. A comprehensive range of schooling, shopping, recreational and cultural facilities are available in the larger towns of Bury St Edmunds and Diss the latter having a mainline rail link to London Liverpool Street.

## Directions

When entering the village of Barningham from the direction of Stanton and Bury St Edmunds, take the first right at the crossroads into Hepworth Road, where the entrance to the property will be found a short distance further on the right hand side.

## Services

Mains water, drainage and electricity are connected. Oil fired heating to radiators. Air conditioning.

The Solar panels generate annually in excess of £3,000 on a contract lasting until 2037.

Council Tax: West Suffolk Band: E

Broadband speed: Up to 80 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

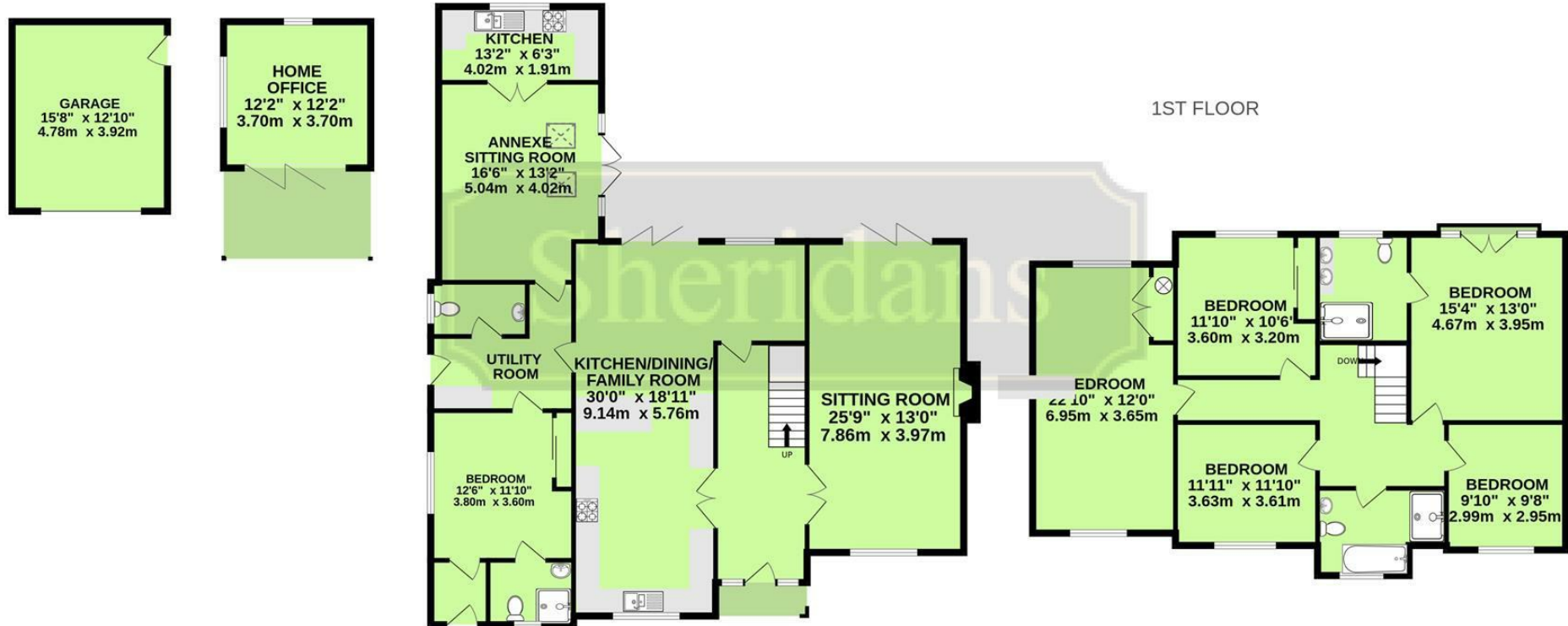
Flood Risk: Very Low Risk

- Outstanding detached 2700sqft family home with superb annexe
- Newly extended and refurbished to an incredibly high standard
- Beautiful landscaped south west facing gardens with large terrace and home office/games room
- Spacious sitting room with Bi-fold doors
- Stunning "live in" kitchen/dining/family room
- Principal bedroom with luxurious en-suite
- Four further bedrooms, family bathroom
- Utility, cloakroom
- Impressive self contained annexe comprising vaulted sitting room, well equipped kitchen, bedroom and en-suite wet room
- Ample parking, turning space and double garage with electric roller door



GROUND FLOOR

TOTAL FLOOR AREA : 2745sq.ft. (255.0 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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