



DAVID
BURR

**Keys Barn,
Bulmer, Essex/Suffolk border**



Keys Barn, Church Road, Bulmer, Sudbury, Suffolk, CO10 7EH

Bulmer is an attractive village of 2 distinct parts, Bulmer Tye with pub and primary school and Bulmer situated about a mile away, the oldest part of the village with parish church and a variety of vernacular architecture. The thriving market town of Sudbury lies less than 2 miles north east with its comprehensive range of amenities including a commuter rail link to London Liverpool Street. Halstead is about 6 miles south.

An impressive detached property situated within generous grounds in a highly regarded village within close driving distance of Sudbury, a thriving Suffolk market town. The property is currently of mixed use with both residential and commercial space available and also carries the benefits of full planning consent for conversion of the commercial area into residential accommodation. As it currently stands, the property provides extensive living space including an open plan kitchen/dining/sitting room with an additional drawing room upstairs. On the ground floor, there are two bedrooms with a shower room, a guest cloakroom and laundry room with an impressive principal suite, with en-suite upstairs, a further bedroom and family bathroom. The commercial area contains a significant shop front with a study, workshop, store room and further customer cloakroom. Outside, the property provides extensive off-road parking which is accessible via electrically operated gates and a long driveway leading up to a timber frame cartlodge/tractor shed. The property's gardens include extensive areas of lawns with numerous mature trees and various sunny terraces, ideal for seating. In all about 2.1 acres (sts).

An impressive detached, mixed used property with full planning for conversion into residential, set within approx. 2.1 acres (sts).

Front door leading to:-

ENTRANCE HALL: With travertine flooring and an oak staircase rising to first floor with a useful coats and shoes cupboard below. Doors leading to:

KITCHEN/DINING/SITTING ROOM: A well-proportioned and particularly bright triple aspect room with plenty of space for seating arranged around a central wood burning stove, with exposed flue and with bi-folding doors on two sides allowing for plenty of natural light and opening onto terracing. Plenty of room for a dining table and chairs and with further door opening to the rear. The kitchen contains a matching range of base and wall level shaker style units with work surfaces incorporating a double sink with mixer tap above and drainer to side. Space for a range cooker with extractor fan above, Bosch dishwasher, hidden refuse compartment and ample further storage throughout. Space for an American style fridge/freezer and with a central island unit.

REAR HALL: With a door opening onto the garden, space for coats and shoes and also containing space for an additional appliance such as a freezer. Lovely solid oak brace doors leading to:

UTILITY ROOM: A particularly useful laundry room with a range of base and wall level units with work surfaces incorporating a one and a half sink with mixer tap above and drainer to side. Space and plumbing for a washing machine and space for a tumble dryer.

CLOAKROOM: Containing a WC and wash hand basin.

INNER HALL: With a continuation of travertine tiled flooring and door leading to:

BEDROOM 3: A double bedroom with an outlook over the grounds to the front.

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BEDROOM 4: A further double bedroom with exposed wood flooring and an outlook to the front.

SHOWER ROOM: Containing a luxurious tiled shower with glass screen and rainfall style shower head, WC, wash hand basin and heated towel rail.

PLANT ROOM: A useful storage area with a door leading to outside, containing the boiler and manifolds for the underfloor heating.

Commercial Space

Planning permission has been obtained under reference number 25/01720/FUL (search Braintree District Council Planning Portal), for the conversion of the existing commercial space into residential accommodation. Only minor alterations are required to the existing structure which will provide extensive versatile accommodation. A detailed plan of the consent can be obtained from the office. Equally the property continues to act as a commercial enterprise which will cater for buyers looking to have a combination of residential and commercial space to those wishing to run their own business. The layout currently provides for a:

STUDY: An ideal space to work from home with an outlook to the front.

WORKSHOP: A versatile area which will become a further reception area under the planning permission.

SHOP AREA: An impressive area with tall ceiling height and a number of potential uses and a useful store room and cloakroom off.

First Floor

LANDING: A light and airy space with exposed wood flooring, access to loft storage space and doors leading to:

DRAWING ROOM: An impressive reception area which could equally be converted into an outstanding principal suite, if so required. Wood burning

stove and double doors opening onto a balcony with a fine countryside view. Large windows and skylights allow for plenty of natural light throughout.

PRINCIPAL SUITE: An extremely generously proportioned double bedroom with exposed wood flooring and skylights on each side. Extensive fitted storage with wardrobes and drawers and door leading to:

EN-SUITE: Attractively tiled with a large shower cubicle, WC and a solid wood drawer unit with superb stone wash hand basin. Heated towel rail.

BEDROOM 2: A double bedroom with two skylights.

BATHROOM: Containing a tiled double ended bath with mixer tap and shower attachment over, WC, stone wash hand basin on a wooden plinth with drawers and further storage cupboard and a heated towel rail.

Outside

The property is accessible through wrought iron gates via a long tarmac driveway with considerable parking for numerous vehicles. The driveway continues past the property itself and onto a useful:

CARTLODGE/TRACTOR SHED: With five open bays providing sheltered parking and with light and power connected.

The property's gardens are unquestionably one of its finest attributes and include a private stone paved terrace adjacent to the property itself, providing a sunny area of seating. Generous expanses of lawn contain a variety of mature trees as well as further elevated terraces, a fruit cage, greenhouse and wild flower meadows. There is the additional benefit of a further useful timber storage shed.

In all about 2.1 acres (sts).

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VIEWING: Strictly by prior appointment only through DAVID BURR.

SERVICES: Mains water. Private drainage by biodisc klargester. Main electricity connected. Oil fired heating by a combination of underfloor heating and radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band C – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree, Essex, CM7 9HB (01376 552525).

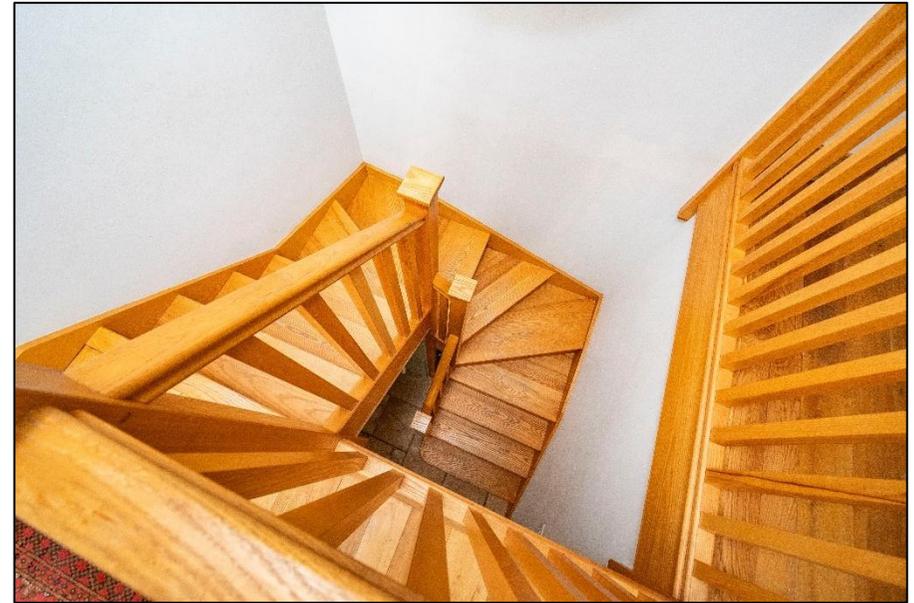
COUNCIL TAX BAND: F

TENURE: Freehold

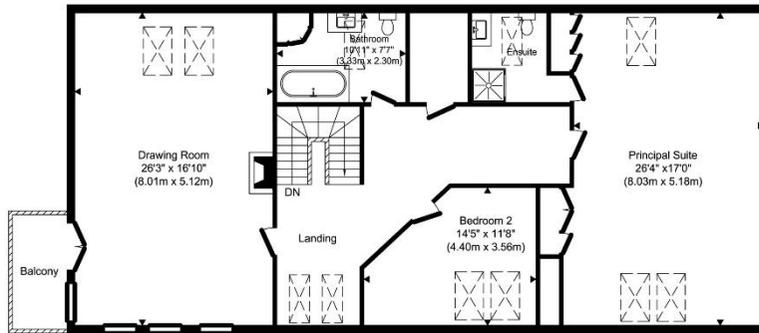
CONSTRUCTION TYPE: Combination of steel frame, wooden frame and block

WHAT3WORDS: ///shippers.birthdays.uttering

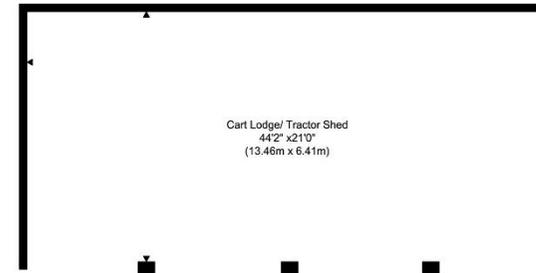
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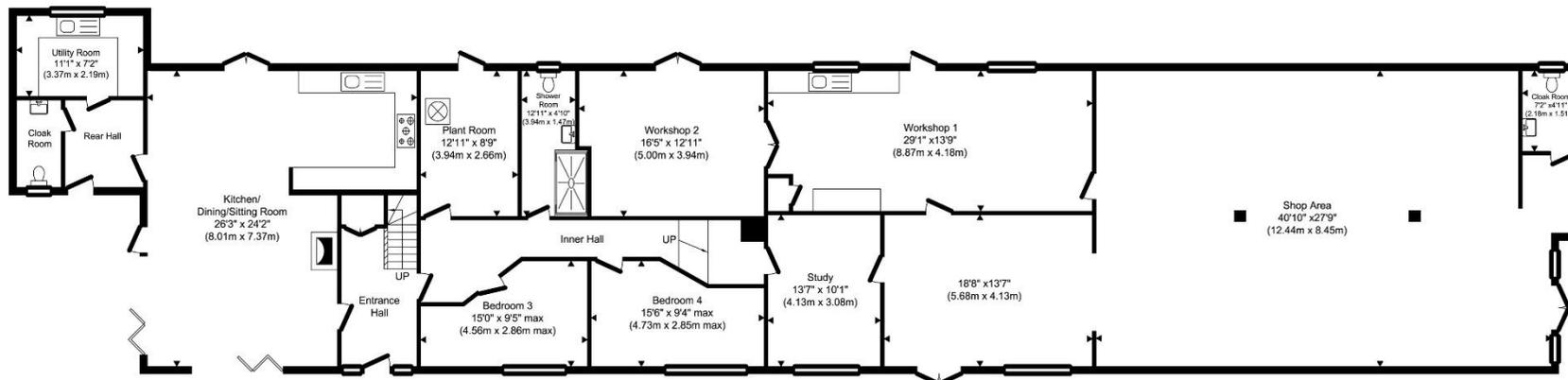
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First Floor
Approximate Floor Area
1534.61 sq. ft.
(142.57 sq. m)



Outbuilding
Approximate Floor Area
927.95 sq. ft.
(86.21 sq. m)



Ground Floor
Approximate Floor Area
3519.47 sq. ft.
(326.97 sq. m)

TOTAL APPROX. FLOOR AREA 5982.04 SQ.FT. (555.75 SQ.M.)

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