



Angel Barn, Bury Road, Hengrave, Bury St Edmunds, IP28 6LT

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ESTABLISHED 1966

Angel Barn

Bury Road

Hengrave

Bury St Edmunds

IP28 6LT

- Cambridge 29.3 miles
- Newmarket 15.1 miles
- Bury St Edmunds 3.6 miles
- Stansted Airport 49.7 miles

Angel Barn is an impressive multi-functional home formed from a range of former estate buildings on the original Hengrave Estate, with a wall plaque dating it back to 1853.

The accommodation, which is all on one floor, benefits from air source heat pump via underfloor heating, quality double-glazed windows and doors, solar panels, etc. This property can be split for a variety of functionalities, and has been used in the past as a main residence with two holiday lets. Within the property is a wealth of original features, including exposed brickwork, timbers, etc.

From the front door, with its tiled corridor, is an open-plan dining space, leading through an exposed brick arch into the impressive vaulted kitchen, within which is a modern range of kitchen units with built-in double Siemens oven, dishwasher, ceramic hob with hood above, steamer hot tap, drinking water filter, waste disposal unit, room for a microwave and a central island unit with breakfast bar and additional drawer storage, completing this room is a sitting area, with French doors out to an evening courtyard with electric awning, heater and lighting. Beyond the kitchen is a rear entrance lobby, and a utility room where there are further storage units, an additional stainless-steel sink, shelving, plumbing and spaces for washing machine, tumble dryer and water softener.

Before entering the middle of the property there is a further area for coats, etc., beyond which is a large guest cloakroom with WC, vanity basin with storage below. The middle of the property has a vaulted sitting room with doors looking out to the aforementioned evening courtyard, and a central modern pillared woodburning stove on a glass hearth.

The bedroom wing housing an impressive principal suite with high vaulted ceiling with ceiling fan, and French doors overlooking the rear garden, off this room is a walk through fully fitted dressing room to a large stylish modern en suite, WC, bidet, twin vanity basins with storage below, freestanding double-ended bath with pillar fill, and a large walk-in shower, with fixed and hand-held shower attachments. Two further double

Outstanding home set in 0.8 acre garden, with the ability to make two annexes.

Guide: £1.350,000 freehold





bedrooms in this area have use of the large family bathroom, with a double-ended inset bath, WC, wash hand basin, and a separate walk-in shower cubicle with fixed and hand-held shower heads.

From the bedroom corridor is what was formerly a snug/office two further bedrooms, with Jack N Jill shower room, currently configured as a one-bedroom self-contained annexe, called Garden Cottage, with sitting room, overlooking its own courtyard, central hall, well-appointed kitchen/diner, a large vaulted double bedroom, walk through wardrobe to a large shower room with WC, hand basin and large walk-in shower with both fixed and hand-held shower heads.

Outside

A gravelled 'in-out' drive across the front leads through an electrically operated gate down one side to a triple cart-lodge, currently split into a double garage with electric doors, and workshop with WC. Above this garage is a second independent annexe (The View), with electric heating and a vaulted open-plan living space with room for both sofas and dining table, a fully fitted kitchen with oven, hob, sink, dishwasher, and worktops. Leading from this space is an internal balcony with bi-fold doors and glass balustrade overlooking the rear garden, and across to the historic Hengrave Hall, completing the upstairs is a double bedroom with en suite shower with WC, vanity basin with storage below, and plumbing for washing machine, and a fully tiled walk-in shower cubicle with adjustable head shower fitted.

The formal gardens run behind both the property and triple garage, immediately to the rear is a paved terrace with central path leading through a former courtyard wall to the main garden beyond, which is designed for ease of maintenance, being predominantly lawned with well-established specimen trees, a raised bed kitchen garden area and a productive orchard with a variety of apples and pears. Completing the outside is a further gravelled parking court, approached off the drive of Hengrave Hall, with electric gates being suitable for caravan, motorhome, boat storage or further parking. As well as the aforementioned formal courtyard, there are two further courtyard areas, one containing a hot tub, that can be enjoyed either from the main property or the aforementioned Garden Cottage annexe.

General information

- Mains electricity, water and drainage are connected
- Underfloor heating via air source heat pump
- Solar panels
- Garden irrigation system and robot mower
- Council tax band G – West Suffolk
- Grade II Listed and within a conservation area
- Ofcom states Superfast Broadband is available
- Ofcom stated mobile signal is available
- What3word – mull.vans.prices



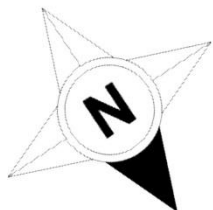
Approximate Gross Internal Area = 302 m² / 3251 ft²

Garage = 72 m² / 775 ft²

Annexe = 51 m² / 549 ft²

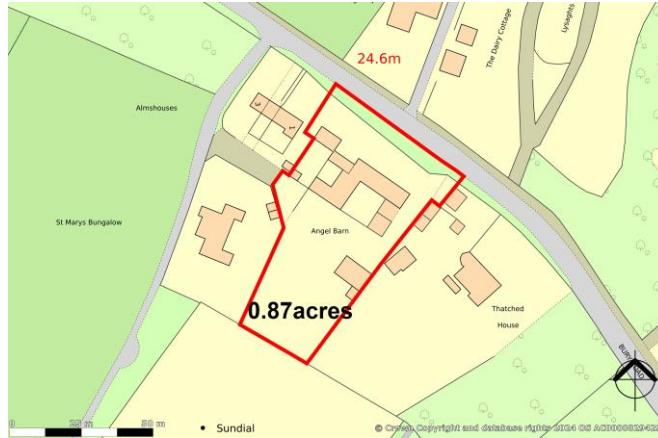
Total = 425 m² / 4575 ft²

For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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