



Fentons Barn, The Green, Barrow, Bury St Edmunds, IP29 5DT

bedfords.co.uk

Bedfords

ESTABLISHED 1966

FENTONS BARN THE GREEN BARROW BURY ST EDMUNDS IP29 5DT

OPPORTUNITY TO CONVERT THIS PERIOD BARN INTO A MODERN HOME IN
THE MIDDLE OF THE VILLAGE

GUIDE: £225,000 freehold

RECEPTION HALL • CLOAKROOM • LIVING ROOM •
KITCHEN/DINING ROOM • UTILITY/PANTRY • SECOND
UTILITY ROOM • PRINCIPAL BEDROOM WITH EN SUITE •
TWO FURTHER BEDROOMS • FAMILY BATHROOM • FIRST
FLOOR STORAGE ROOM • GARAGE • **All in approx. 0.2 acres.**

Location

Fentons Barn is located within the village on the central green and a short walk from the local conventional amenities such as shops, post office, doctors' surgery, two traditional public houses - The Three Horseshoes and The Weeping Willow, there is also a primary school, and a short drive to the A14 will give access to Newmarket – the home of British Horse Racing, and Cambridge to the west. To the east is Bury St Edmunds, which is a vibrant market town, steeped in history with the magnificent St Edmunds Cathedral, Abbey Gardens, The Arc Shopping Centre, a wide range of independent shops and restaurants, as well as a twice weekly market.

It comprises approximately 0.2 acres, and will be fenced off from the adjacent dwellings, and have its own vendor entrance.

Planning

Planning permission was granted under Ref: DC/23/1391/FUL for the conversion of the existing barn to a dwelling, including a single storey extension to the south elevation with access and parking.

Agent's Note: RIBA Stage 4 detailed design is complete and ready for construction.



Site

This detached barn when converted will have many of the original features retained, whilst the addition of the clever use of glazing and a modern extension will make for a wonderful home, and when completed the property will have – vaulted living room, kitchen and dining area, separate utility/larder and a second utility room, a large principal bedroom with en suite bathroom, two further bedrooms, family bathroom and cloakroom. In addition to which there is a staircase to a large first floor storage space, which subject to planning could become further accommodation.

Outside

With its own drive and parking in front of an attached garage, beyond which is a good-sized south-westerly garden, including a small pond.

Important Notice

These particulars have been prepared in all good faith; measurements and distances are given as a guide only. We have endeavoured to ensure the information given is accurate, but we would urge you to contact the office before travelling to ensure that your impression of the property is as we intended.

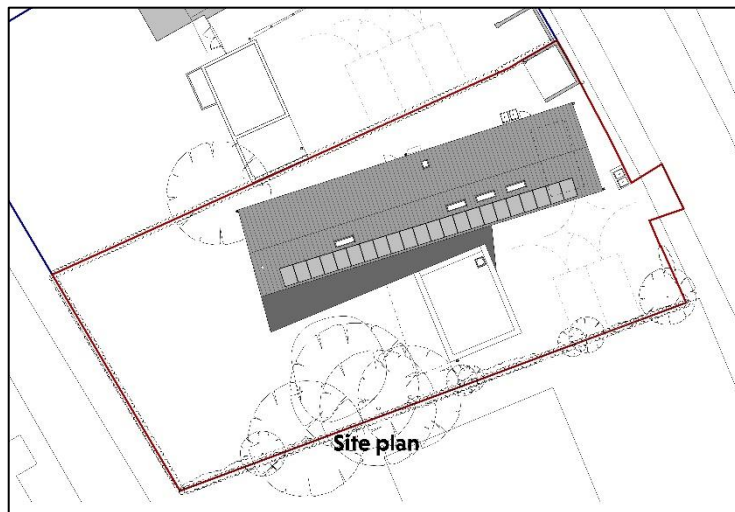
Viewings

Site visits to be undertaken during normal business hours, following an appointment being arranged with the office confirming your details with the time and day you wish to visit. Viewings need to be accompanied.

GENERAL INFORMATION

- Ofcom states Superfast broadband is available
- Ofcom states mobile signal is available
- No onward chain
- What3words: earlobe.pressing.observers





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Bedfords | 01284 769 999
 bse@bedfords.co.uk
 15 Guildhall Street, Bury St. Edmunds
 Suffolk IP33 1QD