



RENOVATION AND REDEVELOPMENT OPPORTUNITY - A GRADE II LISTED VILLAGE HOUSE OVERLOOKING THE GREEN WITH AN EXTENSIVE RANGE OF OUTBUILDINGS AND PLANNING FOR TWO NEW HOMES

16 The Green, Barrow, Bury St Edmunds, Suffolk, IP29 5DT

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ESTABLISHED 1966

16 The Green
Barrow
Bury St Edmunds
Suffolk IP29 5DT

- *Bury St Edmunds 7 Miles*
- *Newmarket 9.4 Miles*
- *Cambridge 28 Miles*

RECEPTION HALL • DINING ROOM • SITTING ROOM • BREAKFAST ROOM • KITCHEN • UTILITY ROOM • SHOWER ROOM • LARDER • 5 BEDROOMS • BATHROOM • EXTENSIVE OUTBUILDINGS • COURTYARD • GARDEN • SWIMMING POOL

16 THE GREEN is a fine Grade II listed village house standing prominently overlooking the village green. This landmark house has been a much-loved family home known locally as The Green Welly Nursery which operated from the outbuildings. Both the house and outbuildings offer a great opportunity for a programme of modernisation and improvement. The extensive outbuildings offer enormous opportunities for either dual occupation, a business from home or perhaps development into a number of holiday lets, subject of course to planning approval. The grounds are also a particular feature with a high degree of privacy with covered swimming pool. No. 16 can be approached from the green via the original carriage driveway set behind classic iron railings giving access to the front door and accommodation that briefly comprises an elegant **RECEPTION HALL** - with original staircase, leading to two dual-aspect formal reception rooms with marble fireplaces. **KITCHEN** with a large walk-in shelved larder, separate **BREAKFAST ROOM**, **UTILITY** and **SHOWER ROOM**. On the **FIRST FLOOR** is a split-level **LANDING**, **FOUR BEDROOMS**, a **DRESSING ROOM/BEDROOM 5** and a **FAMILY BATHROOM**, whilst on the **SECOND FLOOR** is a **LARGE LANDING** and two further **ATTIC ROOMS**.

A RARE OPPORTUNITY TO CREATE A HOME WITH INCOME - VILLAGE HOUSE WITH BETWEEN 3,000 AND 4,500 SQ FT OF OUTBUILDINGS - RIPE FOR MODERNISATION

Guide: £950,000





Outside

Adjoining the house are two useful store rooms, a WC and an archway through to gardens. Opposite this is the substantial detached two-storey building most recently utilised as The Green Welly Nursery comprising on the ground floor, an office and kitchenette with five principal receptions and cloakroom. The first-floor has not been measured or inspected and is not on the floorplan, but is likely to provide a further usable space.

Beyond the parking area between the house and the nursery is a further area of parking and stable yard comprising tack room, two open cartlodes and four donkey/pony stables.

The gardens are principally to the southern side of the property and provide two distinct areas of lawn with herbaceous and shrub borders with mature hedging, vegetable garden with GREENHOUSE and enclosed SWIMMING POOL.

AGENT'S NOTE The house has an established residential use within C3 of the use classes order and is Grade II Listed. The grounds around the house are curtilage listed.

The commercial building was last used as a Children's Day Nursery within class E. The premises may be suitable for office or other uses within new Class E of the Use Classes order STPP.

Planning permission

Planning permission has been granted via application No. DC/21/2279/FUL for two dwellings on the rear of the site. Purchasers should make their own enquiries to the local planning authority for their proposed use and development.

Services

Mains water, electricity and drainage.

COUNCIL TAX BAND

House - Council tax band G

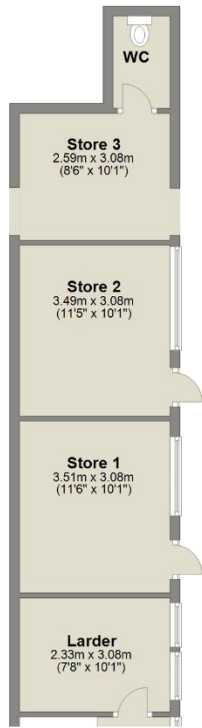
Commercial buildings have a Rateable value of £14,750 (2017), dependent on use.

EPC

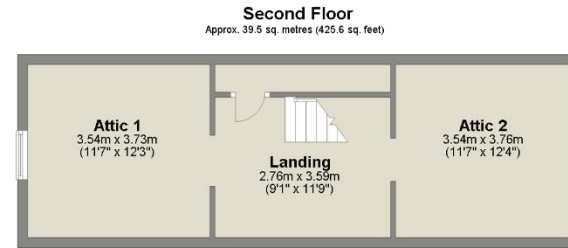
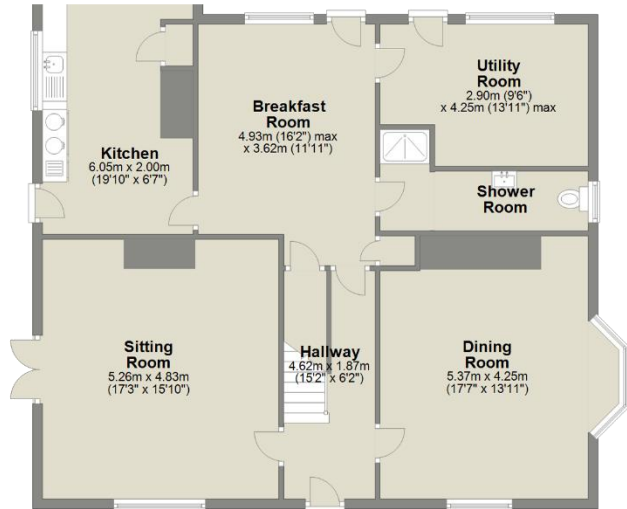
No EPC for the house

EPC rating for the commercial building is F.

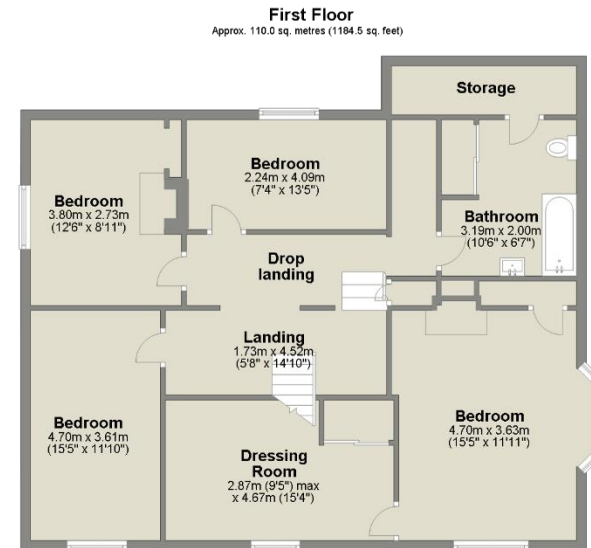




Ground Floor
Approx. 1651.8 sq. feet

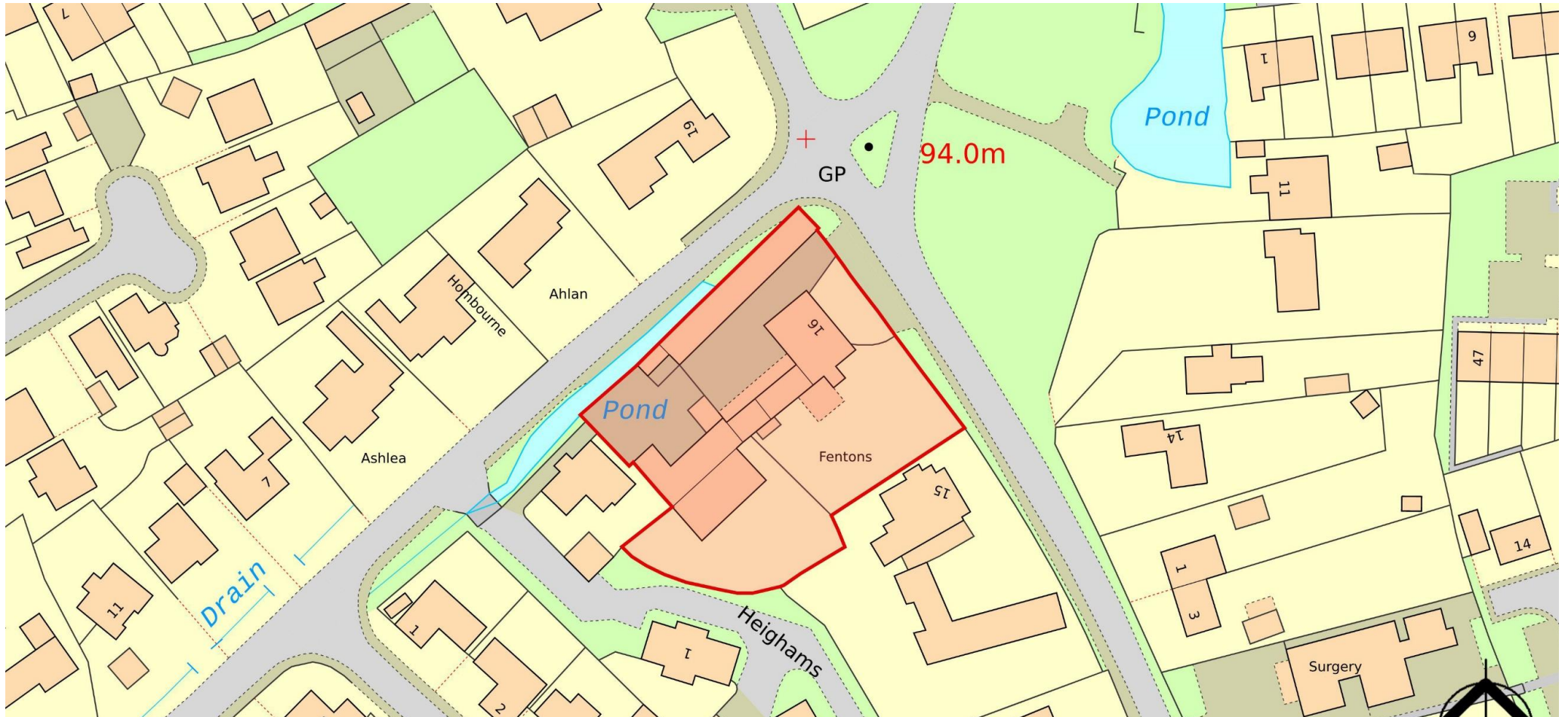


Second Floor
Approx. 39.5 sq. metres (425.6 sq. feet)



First Floor
Approx. 110.0 sq. metres (1184.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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ESTABLISHED 1965

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