



A SUBSTANTIAL MODERN HOME WITH POOL COMPLEX, ALL IN AROUND 2.5 ACRES

Grove House, Livermere Road, Great Barton, Suffolk, IP31 2SB

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ESTABLISHED 1966

Grove House

Livermere Road

Great Barton

Suffolk IP31 2SB

- Bury St Edmunds 3 miles
- Newmarket 17 miles
- Stowmarket 17 miles
- Diss 18 miles

LARGE RECEPTION HALL | CLOAKROOM | DRAWING ROOM | STUDY | KITCHEN/BREAKFAST/GARDEN ROOM | UTILITY ROOM | 5 BEDROOMS | DRESSING ROOM | 3 BATHROOMS | LAUNDRY ROOM | TRIPLE GARAGE | WORKSHOP | SWIMMING POOL COMPLEX WITH CHANGING ROOMS | **ALL IN 2.45-ACRES**

Situated on the fringes of this well-regarded village, convenient for Bury St Edmunds, Grove House is a substantial modern house, built in 2012 by local reputable builders Hartog Hutton, under the design of local architects Brown & Scarlett.

The property cleverly incorporates traditional craftsmanship with contemporary nuances and a very high standard of specification, with extensive accommodation extending to over 7,000ft², including pool room and garaging, enjoying large levels of natural light throughout. In addition, the property has under-floor heating on both floors, air conditioning to kitchen and principal bedroom, programmable mood lighting and integrated speaker system in most rooms. The property is also wired ready for solar panels and battery storage.

The accommodation comprises a stunning 33' reception hall with cloakroom, an oak staircase rising to the galleried landing, a double aspect drawing room with open fire with stone surround and two sets of bi-fold doors leading out to the covered terrace. The study enjoys a double aspect, and could equally serve as a snug or TV room.

The kitchen/breakfast/garden room provides a wonderful day-to-day living area, with the kitchen fitted with a handmade painted shaker-style kitchen with tumbled granite worktops and matching island including an oak breakfast bar, integrated appliances to include Siemens double oven, 5-ring induction hob, wine cooler, two dishwashers, fridge and freezer. The dining and sitting areas have bi-fold doors to the covered terrace.

A SUBSTANTIAL MODERN HOME WITH POOL COMPLEX, IN AROUND 2.5 ACRES OF SECLUDED GROUNDS

Guide: £2,250,000 FREEHOLD





The 'east wing' has a large tiled side hall, a laundry room fitted with an extensive range of storage cupboards with access to a side lobby with coat store, which leads to a large triple garage with electric doors, further single garage, workshop and boiler room.

The swimming pool complex is perfectly designed, with bay window and French doors leading to the garden terrace, its own integrated kitchen, twin fully-tiled changing rooms with shower facilities and separate cloakroom. The swimming pool with full-width windows and bi-fold doors leading to the terrace, store room, all heated via an air-source system.

On the first floor is a large landing area with windows to the front, overlooking the gardens. The principal bedroom enjoys generous ceiling height and windows overlooking the gardens, together with integrated air-conditioning units, dressing room and luxurious en suite, with twin sinks on granite tops with beautifully-made cabinetry with inset mirrors, corner bath, large walk-in shower and WC. There is an interconnecting door to bedroom 3, fitted with a large range of built-in wardrobes.

One bedroom enjoys views to the front, with its own fully-tiled en suite shower room, whilst bedroom 3 has its own personal access to the family bathroom, which also serves two further bedrooms. A large linen cupboard which also houses the IT/entertainment centre completes this floor.

Agent's Note

The loft is fully prepared for conversion if further accommodation, if required.

Planning has been granted for a further entertaining room/bar to the end of the pool room, under planning reference DC/22/1954/HH – West Suffolk Council.

Outside

Grove House is accessed from the lane through solid-wood electric gates onto a large circular driveway, surrounded by a superb variety of mature trees, with well-stocked flower and rose beds. The mature garden setting is of particular note and truly special, with large lawned areas and a wide array of trees, shrubs and large terrace. The illuminated woodland walk is a pleasure to take.

Location

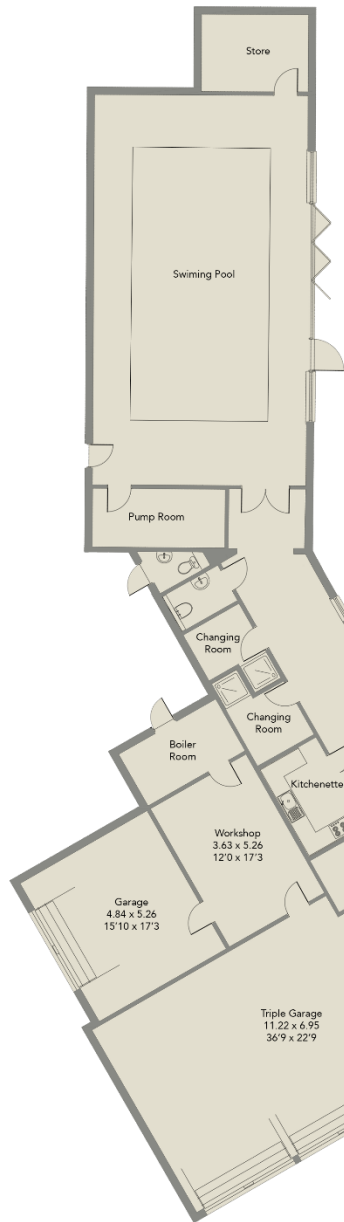
Great Barton is a much-favoured village, only 3 miles east of Bury St Edmunds and within easy reach of all amenities and facilities. The village itself has a shop/post office, garage, church and primary school.

Services

Mains electricity, drainage and water are connected. Oil fired underfloor heating.

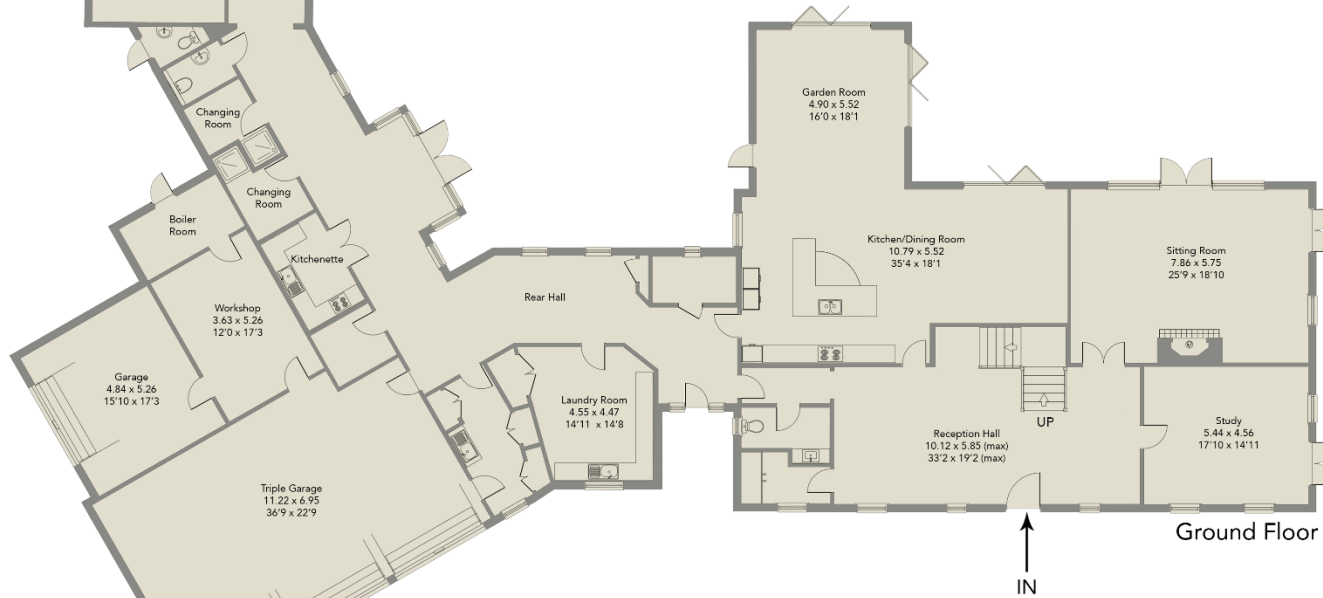
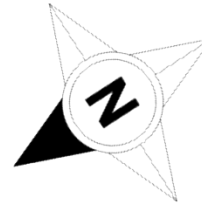
Council Tax Band H – West Suffolk





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area = 676 m² / 7276 ft²
For identification purposes only - Not to scale



Ground Floor



First Floor

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. Produced on behalf of Bedfords Estate Agents © 2021







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