



RURAL CONVERSION WITH WORKSHOP AND GARDENS

Meadow Barn, Drinkstone, Bury St Edmunds, IP30 9TG

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Bedfords

ESTABLISHED 1966

Meadow Barn
Drinkstone
Bury St Edmunds
Suffolk IP30 9TG

**Edge of village rural setting with landscaped gardens
garaging and workshop**

Guide: £845,000

RECEPTION HALL | STUDY | CLOAKROOM | SITTING ROOM | DINING ROOM | KITCHEN/BREAKFAST ROOM | UTILITY | TWO GROUND FLOOR BEDROOMS AND BATHROOM | TWO FURTHER FIRST FLOOR EN SUITE BEDROOMS | GARAGE/WORKSHOP | STORE | COURTYARD AND GARDEN

MEADOW BARN is the southernmost of just three conversions in this fabulous rural setting, on the very outskirts of the village adjacent to the Hall and adjoining Drinkstone Hall farmyard, and provides for a peaceful country setting. Meadow Barn offers versatile accommodation with both ground and first floor bedrooms, and is beautifully presented throughout. The accommodation has a large sitting room, separate dining room, a generous study and a superb kitchen. A particular feature for those with a collection or hobby, is the adjoining workshop and garaging. Briefly it comprises

RECEPTION HALL 16'.10" x 6'.6" partly vaulted with exposed studwork and red brick plinth, part glazed panelling through to

STUDY 12'.6" x 8'.10" with exposed studwork and extensively fitted with a range of book and display shelving.

CLOAKROOM with ceramic tiled floor, low-level WC, pedestal wash hand basin with tiled splashback with mirror over, and display shelves.

SITTING ROOM 29'.10" x 17'.11" a substantial double-aspect room with opposite pairs of bi-fold doors to front and rear terrace and courtyard, exposed timbers and studwork, engineered oak floor, exposed red brick plinth, oak staircase to first floor and double doors through to

DINING ROOM 14'.5" X 16'.7" with a mono-pitched vaulted ceiling, exposed beams and studwork, red brick plinth, display shelves and bi-fold doors to rear terrace and garden, opening through to

KITCHEN/BREAKFAST ROOM 18' x 17' a double-aspect partially vaulted room with exposed beams and studwork, ceramic tiled floor and an extensive range of fitted wall and base kitchen units, with matching island with granite work surfaces, inset sink and drainer unit,



five-burner hob with extractor over, double oven, microwave, space for American fridge, and door to garden.

UTILITY ROOM 12'5" x 7'8" with ceramic tiled floor, fitted storage cupboards with shelving over, fitted work surface with inset sink and drainer, space and plumbing for washing machine, LPG gas boiler, exposed studwork and door to garden.

BEDROOM ONE 16'3" X 15'9" max overall – double-aspect room with exposed tie beam and timbers.

BATHROOM extensively tiled, with white modern suite comprising panel bath with mixer taps, separate shower and shower screen over, large vanity mirror, pedestal wash basin, WC, and heated towel rail.

BEDROOM TWO 15'3" X 11'11" exposed timbers.

FIRST FLOOR

PRINCIPAL BEDROOM 18'3" X 14'1" max overall with vaulted timbered ceiling, exposed tie beam, with fabulous double-aspect views over the front and rear gardens and courtyard.

EN SUITE BATHROOM with white suite comprising panel bath with mixer tap over, timber vanity unit with inset wash basin, large vanity mirror, WC, and heated towel rail.

BEDROOM FOUR 14'5" X 8'11" with exposed studwork and timbers,

EN SUITE SHOWER ROOM, extensively tiled, with large vanity mirror, double walk-in shower cubicle, pedestal wash hand basin and low-level WC, and heated towel rail.

OUTSIDE To the front of the property is an enclosed courtyard, ample gravel parking and turning space giving access via a traditional sliding garage door **GARAGE/WORKSHOP** 35'5" x 16'6" with door through to **STORE** 18'7" x 16'4". Whilst the rear of the property is approached from the house or via a side access to a beautifully landscaped garden with a raised lawn, sandstone and gravel dry garden with well stocked flower borders, with steps up to a raised lawn, with a variety of maturing specimen shrubs and trees, including espalier apple and pears, vegetable garden and greenhouse.

Services Mains water and electricity. LPG Gas heating. Shared private drainage (bio-digester). 3.9kw solar voltaic installation.

Freehold - MID SUFFOLK – Council Tax Band E

COVENANTS state that there is to be one private dwelling per property. That no boats, caravans or commercial vehicles are to be parked at the front. If you have any other specific requirements, please enquire of ourselves prior to viewing.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	70	72
(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	

Total area: approx. 254.6 sq. metres (2740.2 sq. feet)

We have taken every care to ensure the accuracy of the floor plan construction, measurements of rooms, windows, doors and fixtures. However, we do not accept any responsibility in cases of any errors, omissions, or non-compliance. The plan is for the better prepared and should be used as a guide only. Prospective purchasers should verify the contents and measurements of the property with the seller. The plan is for the better prepared and should be used as a guide only. Prospective purchasers should verify the contents and measurements of the property with the seller.



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