



**Stowmarket Road, Wetherden**

**Sheridans**







# Stowmarket Road, Wetherden IP14 3JP

Guide Price £630,000

An outstanding detached barn conversion providing luxuriously appointed accommodation enjoying splendid countryside views.

An outstanding detached timber frame barn conversion providing luxuriously appointed accommodation displaying a wealth of high quality features, including an amazing vaulted reception hall, wealth of exposed beams, stunning newly installed Neptune Kitchen and flagstone flooring with underfloor heating, are just some of the features of this luxury property. Enjoying fabulous views to the rear across meadows and open countryside beyond, the property is positioned on the outskirts of the Suffolk village of Wetherden and would be ideal for those wishing to utilise the 90 minute train links to London Liverpool Street station.

The beautifully arranged accommodation currently in brief comprises; Entrance lobby with wood store and entrance doors opening to; Vaulted reception hall with a centrally placed oak staircase opening out to a galleried landing creating a striking first impression and making the most of the double height reception hall. Opposite the staircase is a mezzanine level, an ideal spot to soak up the views over surrounding farmland.

The reception hall offers access to the fabulous kitchen/breakfast room, recently fitted (2016) with a stunning Neptune hand built kitchen, comprising an excellent range of units complemented by central island with granite worktop, quality appliances, flagstone flooring and exposed timbers which separates the kitchen from the Snug/Breakfast room. Door to utility room with range of units and pressurised hot water cylinder. The breakfast room is a super room for entertaining possessing a light and airy atmosphere beneath a glazed roofline with flagstone flooring, extensive roof lights, glass doors enjoying lovely views to the gardens and countryside beyond.

The sitting room is a comfortable reception with generous proportions and features a log burner, exposed timbers and Flagstone flooring. Exposed studwork leads to the beautiful dining room with sliding glass doors to gardens and door to Study with window overlooking rear garden.

On the first floor is a galleried landing, four generous double bedrooms, one with en-suite and a family bathroom completes the accommodation extending in all to about 3500 square feet.

## Outside

The grounds of this barn offer land to include a gravelled driveway and parking area for several vehicles, an area laid to lawn with attractive borders for planting, and a further kitchen garden. There is also a detached double garage with electric roller doors and adjoining home studio/office with power and light connected. Woodstore and terrace. From the gardens wonderful views are enjoyed across open countryside and meadows.

## Location

The property enjoys splendid countryside views to the rear, whilst situated on the edge of the village. Wetherden has an excellent community spirit and is a desirable village with local facilities including St Marys Church, The Maypole public house, playing field and village hall. The village is ideally situated for access to the A14 dual carriageway linking to the market towns of Bury St Edmunds and Stowmarket with its main line rail link to London Liverpool Street Station.

## Directions

When entering the village from the direction of Elmswell, proceed along Stowmarket Road, where the entrance leading to Meadow Barn, will be found further on the left just before Tudor Farmhouse.

- Cloakroom, utility
- Grand vaulted reception hall
- Stunning Neptune Kitchen breakfast room
- Dining room
- Sitting Room with woodburner
- Snug
- Study, mezzanine with outstanding views
- Galleried landing, four generous bedrooms
- En-suite, dressing room, family bathroom
- Gardens, garaging, home office studio and countryside views

## Services

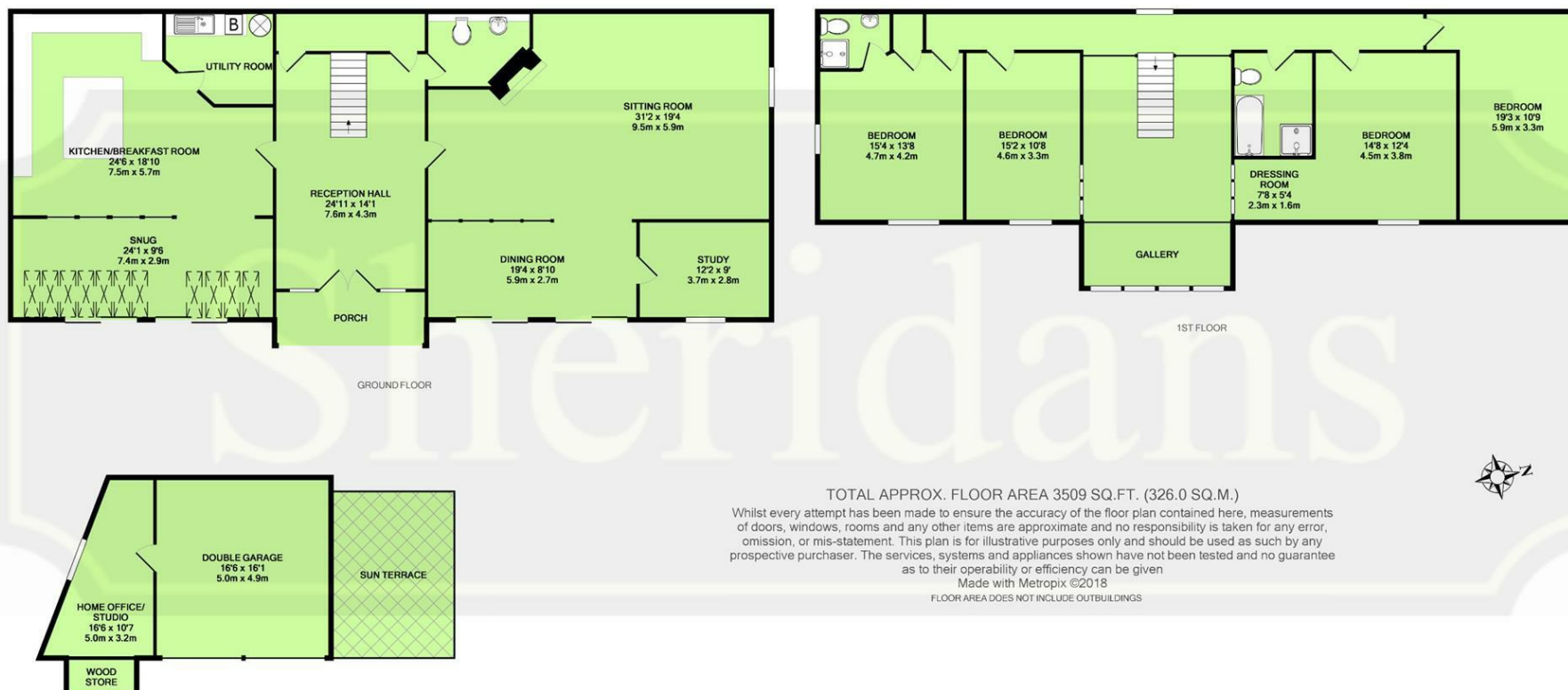
Mains electricity, mains drainage. Oil fired central heating (under floor on ground floor). Council tax band F.

## Agent's note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) 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 & Wales   | 73      | 79        |
| EU Directive 2002/91/EC   |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales   | 64      | 71        |
| EU Directive 2002/91/EC   |         |           |



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

## Sheridans Estate Agents

Web: [www.sheridans.ltd.uk](http://www.sheridans.ltd.uk) Email: [info@sheridans.ltd.uk](mailto:info@sheridans.ltd.uk)

**Bury St. Edmunds Office**  
89 Whiting Street, Bury St. Edmunds  
Suffolk, IP33 1NX  
Tel: 01284 700 018

**Knightsbridge London Office**  
45 Pont Street,  
London, SW1X 0BD  
Tel: 020 7629 9966

**Long Melford Office**  
The Stables, Hall Street, Long Melford,  
Suffolk, CO10 9JT  
Tel: 01787 466 566

Registered in England No. 04461290  
VAT Number: 794 915 378

Registered office: Sheridans Limited, 88-89 Whiting Street, Bury St. Edmunds, Suffolk, IP33 1NX



# Sheridans