



Substantial barn conversion with outbuildings

Barnbrook Barn Hall, Haverhill Road Barnardiston, Haverhill CB9 7TF

Freehold





Vaulted/ galleried entrance hallway • Large ground floor wing formerly used as an annexe • Separate building housing heated indoor pool • Outdoor games room • Integral double garage

Local information

• Barnardiston is situated 3.6 miles from the market town of Haverhill which provides a good range of supermarkets and local shops (including Sainsbury's, Lidl Aldi & Tesco) and recreational and leisure facilities including a swimming pool, gym and Cineworld Cinema complex . A more extensive range of facilities can be found in the medieval market town of Saffron Walden 16.9 miles and the University City of Cambridge 20 miles to the west.

• The property is in an attractive rural location.

• There is a mainline station in Whittlesford serving Cambridge and London Liverpool Street. For those wishing to travel by road, the A142 leads north to Bury St Edmunds and the A14 and south to the A1307 which leads west to the A11 at Fourwentways with the M11 (Junction 9a) to the south and the A14 to the north. The historic market town of Clare is 5.7 miles to the east.

• Independent schooling is available at nearby Barnardiston preparatory school. Further renowned schools are available in Cambridge.

About this property

Barnbrook Barn Hall is a large attached barn originally dating back to the late 18th century. An inscribed date of 1787 is visible on the large cross beam at the galleried landing level. The

property offers excellent space for a family extending to 3,412 sq ft overall and includes a later single storey brick built "wing" dating from the mid 19th century which houses a large vaulted reception room with brick chimney and log burner, bedroom five or another reception room beyond, a recently refurbished wet room with sauna, a study (fitted out for two people) and the utility room which can be used as a separate kitchen allowing this part of the barn to be used as an annexe.

The barn has lovely honey coloured exposed timbers, brick fireplaces and pleasant outlooks from many of the rooms over the gardens and surrounding farmland. Off the entrance hallway is a well proportioned triple aspect sitting room, a dining room - both having French doors to the garden and the family kitchen with a range of units and Corian worktops with range style cooker.

At first floor level there is a master bedroom to the rear with en suite shower room and glazed end wall providing outlooks over surrounding fields. There are three further bedrooms, one with a mezzanine and an enclosed "loft" over the other, both accessed by ladder-style staircases. A family bathroom completes the first floor accommodation.



Barnbrook Barn Hall is approached down a single track lane from the A142 Haverhill to Bury St Edmunds road. A five bar gate opens into a large shingled parking area and the integral oversize garage/workshop which occupies the end of the single storey wing. The gardens are attractively laid out and bi-sected by a stream set into a deep cutting with a wooden bridge connecting the two parts. The eastern area of the gardens, formerly the site of the old farmhouse garden, contains a variety of trees including a number of orchard varieties and is enclosed by a tall original curved brick and flint wall in the centre of which is a gate leading to a pasture field (in separate ownership).

In the main part of the garden are two detached timber outbuildings one housing the heated swimming pool with changing and plant rooms and a seating area at one end beside a large south facing patio. There is an array of Photo Voltaic panels on the swimming pool roof that are eligible for FIT payments. The other building is currently used as a games room but could operate as an office from home or library. The gardens are secluded and feature many mature trees and shrubs.

In all 0.89 of an acre.

Tenure

Freehold

Local Authority

West Suffolk - Council Tax Band G

Viewing

Strictly by appointment with Savills

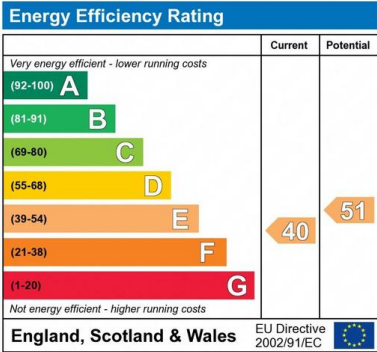




Approximate Area = 317 sq m / 3412 sq ft (Excluding Void)
Garage = 42.3 sq m / 455 sq ft
Pool House / Games Room = 133.9 sq m / 1441 sq ft
Total = 493.2 sq m / 5308 sq ft
Including Limited Use Area (11 sq m / 118 sq ft)
For identification only. Not to scale.
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