



**Red Lion Cottage
Barnardiston, Suffolk**

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Red Lion Cottage, Hundon Road, Barnardiston, Suffolk CB9 7TJ

Barnardiston is a small, quiet village with Barnardiston Hall private preparatory school and church. The villages Hundon and Kedington are just a short drive away where there are shops and public houses. Approximately 5 miles away is Clare which is very well served for a town of its size with a range of everyday facilities including doctors, shops, post office, primary and middle schools, bank, library and dentist.

This delightful, unlisted period home with detached barn is situated in an elevated, rural location commanding far reaching views over undulating countryside. The property has been extensively updated in recent years and now offers a great deal of style and character with charming original features including exposed mullioned windows, inglenook fireplaces and exposed beams, all complimented by a stylish kitchen and bathrooms. The property sits within beautifully maintained grounds with the added benefit of a substantial detached barn providing garaging and storage, a home office, kitchenette and games room/annexe potential. **In all about 5 acres.**

An unlisted period farmhouse with detached barn offering annexe potential set within 5 acres.

Entrance via heavy oak door into:

ENTRANCE PORCH With decorative tiled flooring, exposed timbers and a solid oak door leading into the:

DINING ROOM With magnificent character features including the inglenook fireplace with wood burning stove and bressumer over, exposed wall, ceiling beams and oak flooring.

DRAWING ROOM A delightful room displaying both old and new oak beams with the centre piece inglenook fireplace with a wood burning stove on a brick hearth with bressumer over, oak flooring and stairs rising to the first floor.

KITCHEN/BREAKFAST ROOM Superbly equipped with a range of Shaker units under granite worktops with a Belfast sink inset. High quality appliances include an electric Aga with double oven and dual hotplates, an integrated dishwasher and fridge and a Falcon stainless steel range cooker with 5 ring gas hob and hood. 2 ring induction hob. Stone flooring continues through to the **dining area** and an opening leads through to the **sitting room**. Door to:

GARDEN ROOM Enjoying the splendid views across the gardens and with doors opening onto the terrace.

SITTING ROOM A double aspect room enjoying a pleasant outlook over the grounds and with a door leading to the garden.

UTILITY ROOM Fitted with a further range of units under worktops with a ceramic sink inset, plumbing for a washing machine, space for a tumble drier and tiled flooring.

BOILER ROOM With airing cupboard, boiler serving radiators, pressurised water cylinder, water softener and brick flooring.

STUDY With door leading to the rear.

BEDROOM 4 With cupboard and outlook to the rear.

SHOWER ROOM Fitted with a stylish white suite comprising WC, wash basin, tiled shower cubicle, a heated towel rail and extensively tiled walls and flooring.

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First Floor

LANDING With exposed beams.

PRINCIPAL BEDROOM A lovely light double aspect room with extensively fitted wardrobes, high ceiling and far reaching views over open countryside.

EN SUITE Stylishly fitted with a white suite comprising WC, wash basin, tiled shower cubicle and a heated towel rail.

BEDROOM 2 Displaying charming character features with mullion windows, exposed beams and brickwork.

INNER LANDING With a mullion window and oak stairs rising to the bathroom (2nd floor). Leads to:

BEDROOM 3 With exposed beams, mullion window and brick fireplace.

BATHROOM Fitted with a white suite comprising WC, wash basin, panelled bath with shower attachment over and a heated towel rail.

Second Floor

Oak stairs lead to the:

BATHROOM 4 Fitted with white suite comprising WC, wash basin, panelled bath, tiled shower cubicle and a heated towel rail. Storage cupboard and exposed beams. A raised door leads to the:

STORE ROOM With light.

Outside

The property is situated in a quiet, rural location and is approached by electric oak gates onto a sweeping gravel driveway providing parking and turning for several vehicles in turn leading to the courtyard and barn.

THE BARN To the south west aspect of the property is a substantial detached brick and timber frame barn, which has been sympathetically converted in recent years to create a mixture of storage and living areas which could be configured as an annexe. On the ground floor is **the barn** with double doors, light and power, plastered walls and painted floor, currently used for storage. Adjacent is a **garage** with light and power connected also plastered and painted. A rear door leads into a lobby with stairs rising to the first floor and **cloakroom** with WC and wash basin. The first floor comprises a large, open plan living area currently used as a **games and music room** with extensive built in storage, oak flooring and **cinema area** with **kitchenette** incorporating a sink and integral fridge. A glazed door leads into a spacious **office** featuring extensive built in storage, a large desk and views over the gardens.

The gardens are predominantly lawned and afford a great deal of privacy and tranquility. To the side a south west facing paved terrace leads onto the lawn with a large established pond creating a tranquil seating area with the delightful backdrop of the orchard and grounds beyond. To the rear of the property is an established kitchen garden with a variety of vegetable beds with a **large greenhouse** and mature rose walks creating a colourful and private area in summer months.

An apple orchard containing approximately 25 apple trees leads to the remainder of the grounds which are currently presented as a meadow with natural boundaries leading onto open countryside.

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Equestrian facilities could be created with ample space for paddocks and stables (Subject to Planning), a timber framed former **cart lodge** and **tractor barn** with double up and over doors, light and power connected.

In all about 5 acres.

SERVICES: Main water, electricity, septic tank serving the house and treatment plant serving the barn. Oil fired heating to radiators. Independent heating for the barn. **NOTE:** None of the services has been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council. Council Tax Band: G. £3,251.85 per annum.

EPC RATING: TBC.

TENURE: Freehold.

WHAT THREE WORDS DIRECTIONS: arming, paving, afternoon.

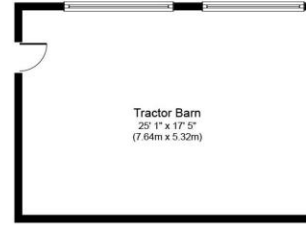
VIEWING: Strictly by prior appointment only through DAVID BURR.

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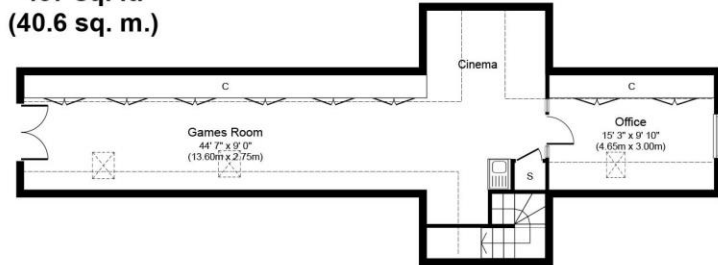
Second Floor
Approximate Floor Area
358 sq. ft.
(33.3 sq. m.)



Outbuilding
Approximate Floor Area
437 sq. ft.
(40.6 sq. m.)



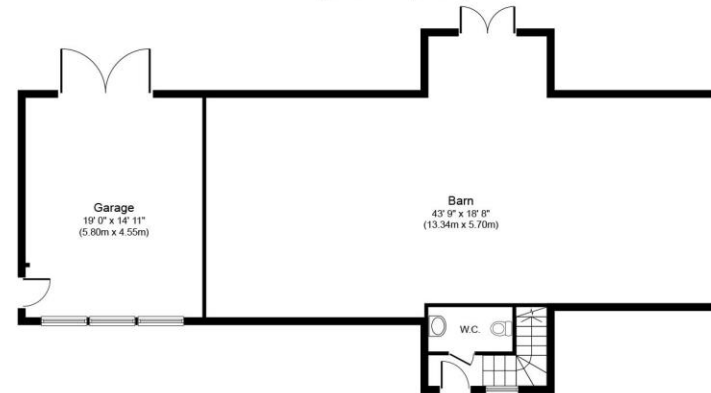
First Floor
Approximate Floor Area
989 sq. ft.
(91.9 sq. m.)



Outbuilding First Floor
Approximate Floor Area
699 sq. ft.
(64.9 sq. m.)



Ground Floor
Approximate Floor Area
1770 sq. ft.
(164.4 sq. m.)



Outbuilding Ground Floor
Approximate Floor Area
1211 sq. ft.
(112.5 sq. m.)

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 error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



