



**Mere Lane, Great Barton**

**Sheridans**







# Mere Lane, Great Barton IP31 2PH

Guide Price £799,000

An incredible four bedroomed detached barn conversion, providing beautifully appointed accommodation and stunning gardens ideal for outdoor entertaining

Mere Barn is a stylish home of considerable personality with beautifully presented and much-improved accommodation possessing a light and airy atmosphere. The original barn was converted in 1996 and with improvements and alterations for the current owners including the enlarging and remodelling of the well-equipped kitchen breakfast room, the upgrading of the family bathroom and en-suites and of particular note, the landscaping and re-designing of the stunning gardens, including an incredible Porcelain terrace with seating areas and fabulous outdoor kitchen.

This splendid property is an ideal family home enjoying a tucked away setting on the edge of the much favoured village of Great Barton and the spacious accommodation currently in brief comprises of an impressive galleried reception hall with a fine oak staircase, with door to a cloakroom and useful laundry room. The study has a window to front and makes an ideal home office and the spacious dual aspect family room has French doors opening to the rear gardens. The elegantly presented sitting room is a beautiful reception with stylish Aluminium Bi-Fold doors opening to the rear terrace and gardens and the enlarged/re-modelled kitchen breakfast room creates an ideal space for entertaining, with a superb range of units beneath Quartz worksurfaces complemented by central island, integrated appliances and French doors to terrace and gardens.

On the first floor there is an impressively large galleried

landing/seating area with stunning vaulted ceiling and leading to the four generous bedrooms plus re-modelled family bathroom and stylish en suite shower rooms, completing the accommodation.

## Outside

The barn is approached through a pair of high timber gates opening to a gravel drive providing parking for several vehicles and access to a detached double garage with gym/studio/games room above.

The private gardens are a stunning feature of the house, recently landscaped and designed including beautifully stocked flower beds containing a myriad and flowering plants and shrubs providing colour and a backdrop all year round. The gardens are mostly laid to lawn and include an exceptional newly created Porcelain terrace with covered seating area and wonderful outdoor kitchen, creating a fantastic area for outdoor entertaining and al-fresco dining.

## Location

Great Barton is a desirable village situated approximately three miles from Bury St Edmunds. The local facilities include high quality Primary School, catchment area Ixworth Middle School and Thurston Community College, which are both highly regarded, good local stores and a Post Office, Petrol Station and Shop, Church, Public House/Restaurant, active local community village hall, regular bus service and playing fields.

## Directions

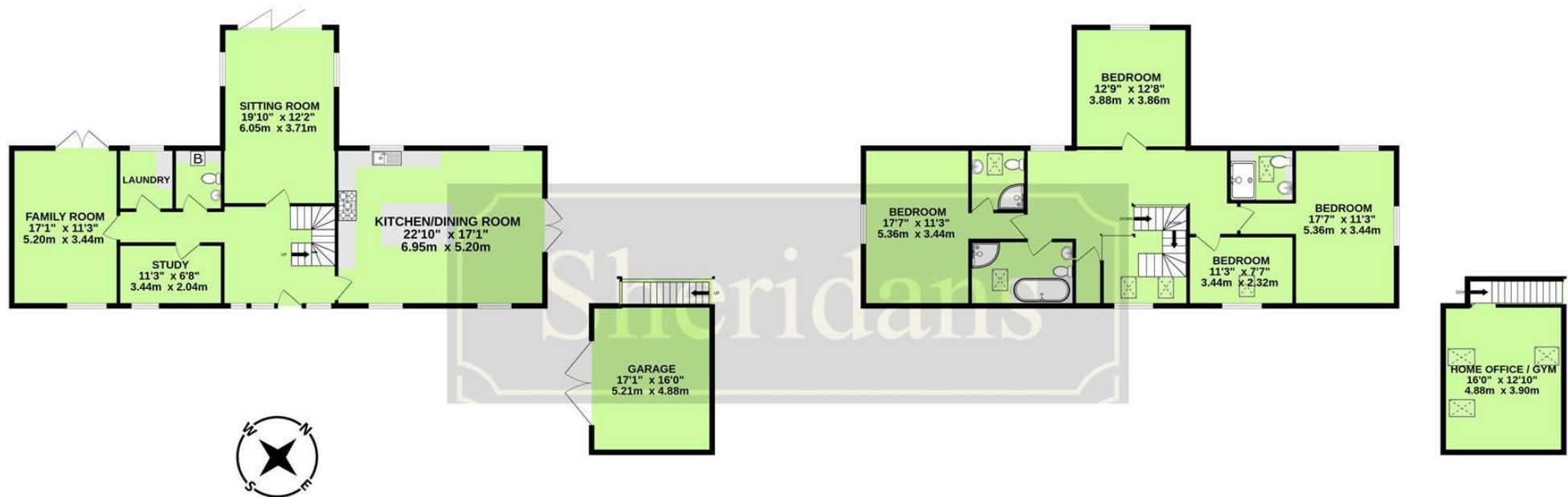
From Bury St Edmunds proceed along the A143 towards Diss. Proceed through the village of Great Barton and turn right after the Bunbury Arms public house signposted towards Thurston. Follow the road and turn right into Barton Hamlet. Follow the road and bear left into Mere Lane, where the entrance to the property is on the right.

- Galleried reception hall with fine oak staircase
- Cloakroom, laundry room
- Large kitchen breakfast room with island
- Family room
- Study
- Sitting room with Bi-fold doors to gardens
- Four bedrooms
- Two stylish en-suites, family bathroom
- Parking for several vehicles, double garaging with gym/home office above
- Private gardens with stunning Porcelain terrace and outdoor kitchen

## Services

All mains services are connected. Council tax band G. EPC Rating: C.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

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