



Market Weston Road, Theltham

Sheridans



Market Weston Road, Thelnetham IP22 1JJ

Guide Price £500,000

A quietly situated grade II listed barn conversion providing stylish accommodation complemented by delightful gardens enjoying far reaching countryside views. All in around 1/4 of an acre (s.t.s)

This outstanding timber frame barn conversion provides stylish accommodation displaying a wealth of features complemented by an attractive semi-rural location, affording fabulous views across the surrounding open countryside.

Listed Grade II as being of specific architectural, historical interest and only attached to another barn conversion at the rear, the beautifully presented accommodation currently in brief comprises; entrance door opening to entrance hall, with door to Shower Room, with Travertine tiling and large airing cupboard housing the water softener, window to side. Study with windows to side offering views to the gardens and open countryside beyond. Living Room, a fabulous reception room of enormous personality and style, measuring approximately 34ftx19ft with an impressive galleried oak staircase, wealth of exposed timbers, Travertine floor tiling with under floor heating, windows to front and side and a newly installed contemporary style wood burning stove serving a lovely cosy seating area.

The living room opens to the stunning kitchen, with Quartz preparation surfaces complemented by integrated appliances, central island and space for range oven with traditional over mantle. Door to side. The separate utility room has fitted units, sink, tumble dryer (included in the sale), plumbing for washing machine and door to gardens.

Bespoke staircases lead to a first floor and Galleried Landing, with excellent ceiling height, many exposed beams and windows overlooking open countryside. There are three double bedrooms, two with built-in wardrobes, a luxurious bathroom and staircase to a loft room currently used as a den/snug.

Outside

The barn is approached through a pair of wooden electric gates opening to a large shingle driveway providing extensive vehicle parking and turning space with access to the double bay cart lodge garage, which includes an EV point, with adjoining store. Being south west facing, the gardens are mostly laid to lawn complemented by an Indian sandstone and sleeper terrace creating a wonderful seating area from which you can enjoy the stunning views across open countryside. Useful storage sheds are included. All in around 1/4 of an acre (s.t.s)

Location

1 East Barn occupies a fabulous semi-rural setting enjoying a quiet lane position and far reaching views. The property is situated on the outskirts of the village within approximately 7 miles of the market town of Diss, with its main line rail link to London. The historic market town of Bury St Edmunds is approximately 12 miles distant and provides an excellent range of everyday facilities and a twice weekly market.

Directions

When travelling from Bury St Edmunds on the A143 towards Diss, proceed through the villages of Great Barton, Ixworth. At Stanton turn left signposted Garboldisham. Follow the road through Barningham and into Market Weston, turning right at the Mill Public House. Follow the road past the children's play area on the left and take the turning on the left signposted Thelnetham. Follow the road for about 1 mile where the entrance to 1 East Barn will be found further on the left.

- Stunning barn conversion in glorious setting
- Stylish open plan living room with contemporary wood burner
- 'Live in' kitchen
- Study, utility
- Three generous bedrooms, loft room/den
- Bathroom, shower room
- Electric gates, cartlodge garaging
- Gardens with countryside views
- Quiet rural location
- Many original features

Services:

Mains electricity and water. Private drainage. Oil fired radiator and under floor heating. Council tax band D. Grade II Listed. Ultra fast broadband. EV point in cartlodge.





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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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