



Mill Road, Wyverstone, Stowmarket

Sheridans



Mill Road, Wyverstone, Stowmarket IP14 4SE

Guide Price £725,000

A splendid detached five bedroomed barn conversion enjoying a delightfully quiet setting within grounds which include a large pond, extending in all to around 2.3 acres.

Entering through an impressive entrance vestibule featuring vaulted beam ceilings, the house consists of a comfortable sitting room with inglenook fireplace, large kitchen/dining room opening onto a utility room and adjacent shower. The ground floor, which has underfloor heating throughout, also includes two bedrooms, bathroom and study.

Upstairs, an open hallway leads to the master bedroom with en-suite bathroom. Two additional bedrooms and a family bathroom complete the first floor layout. There is generous eaves storage.

The property also features a triple garage, providing secure parking and storage space. Above the triple garage stairs lead to a large room, currently used as a home office and adjoining shower, WC and sink.

Outside

The property is approached along a driveway providing extensive vehicle parking and turning

space and access to the triple garage and 'man cave' with shower en-suite. Separate detached timber frame barn (creating scope for conversion). To the rear are enclosed gardens creating a good degree of privacy. The gardens are mostly laid to lawn, mature trees, pond and shrubs. The total measurement of the plot is around 2.3 acres (subject to survey).

Location

The property enjoys a splendid rural setting down a small lane affording far reaching countryside views. Wyverstone is a small village situated approximately 14 miles from Bury St Edmunds and 7 miles from the market town of Stowmarket, with its main line rail link to Liverpool Street station. The nearby village of Bacton, offers a good range of local facilities including village shop/post office, doctors surgery, public house and primary school.

Directions

From Bury St Edmunds, take the A143 to Gt Barton, turn right at Bunburry Arms public house, then first left to Pakenham. Continue through Pakenham Village to Stowlangtoft and Badwell Ash, turn right just after passing Badwell Ash Church, and continue through long Thurlow to Wyverstone. Turn right almost immediately after entering

- Detached barn conversion set in a rural village location
- Vaulted reception hall
- Sitting room with fireplace and wood burning stove
- Open plan kitchen/dining room
- Wealth of original features
- Two ground floor bedrooms and two ground floor bathrooms
- Master Bedroom with en-suite and two additional first floor bedrooms
- Utility room and Study
- Triple garage with separate home office and shower en-suite
- Set in around 2.3 acres

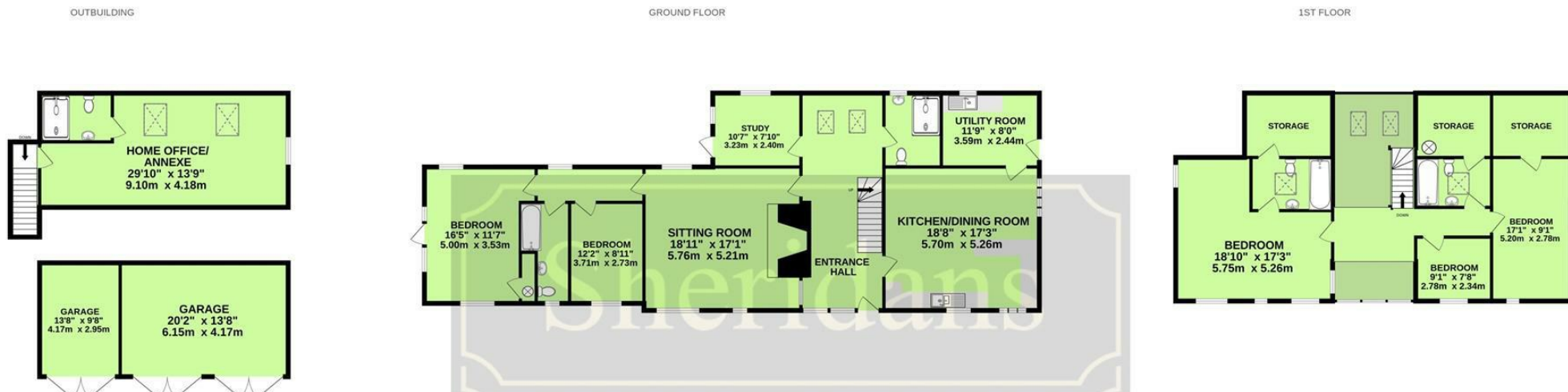
Wyverstone, then left at the T junction and the property will be seen on the right hand side of the road, opposite a converted barn.

Services

Mains electricity, water are connected. Oil fired radiator central heating. Council Tax Band G. EPC Rating: E.

No onward chain.





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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